

2.

PLANNING FRAMEWORK

(Chapter 2 deleted and replaced by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

INTRODUCTION

The Planning Framework contains the underlying vision, strategic priorities, principles, assumptions and strategies that provide the basis for the policies contained in the Plan. It describes the direction for long term land use planning arising from Council's Strategic Plan, and establishes an Official Plan Vision Statement, Planning Principles and City Structure Policies that build upon the Strategic Plan. The Planning Framework elaborates upon the context for long term land use planning in the City of London including the City's growth projections and its relationship to the surrounding region. Strategies for the management of urban growth, protection of the natural environment, conservation of the agricultural land base, promotion of economic development, integration of land use and community services planning, conservation of heritage resources, promotion of good urban design and development of the transportation system are also identified.

(Introduction amended by OPA 438 Dec. 17/09)

2.1. COUNCIL STRATEGIC PLAN

2.1.1. Introduction

The 2007 – 2010 Council Strategic Plan was adopted by City Council in June of 2007. It provides the foundation and framework upon which City Council will build its plans for the future of the London.

The City of London Official Plan is one of the plans which implements the strategic priorities, objectives and initiatives of the Council Strategic Plan. While the Official Plan was adopted by Council in 1989 and, therefore, predates the Current Strategic Plan, it has been reviewed for consistency with the current edition of the Strategic Plan and amended, where appropriate. Future reviews and updates of the Official Plan will continue to have regard for Council's Strategic Plan.

The first edition of the 2007 – 2010 Council Strategic Plan consists of the following:

- *Vision Statement – which reflects the hopes, dreams and aspirations for the future of London;*
- *Strategic Priorities – eight areas of community direction were identified and definitions and goal statements were formulated for each of these priorities; and*
- *Results – the outcomes that residents of London want Council to achieve on their behalf”.*

(Section 2.1.1. amended by OPA 438 Dec. 17/09)

**2.1.2.
Strategic
Plan Vision
Statement**

Our Vision - We are caring, responsive community committed to the health and well-being of all Londoners. The actions we take will be socially, environmentally and fiscally responsible so that our quality of life is enhanced and sustained for future generations. Our people, heritage, diverse economy, strategic location, land and resources are our strengths.

London - A community we proudly call home.

**2.1.3.
Strategic
Priorities**

i) Economic Prosperity

Creating an environment for a resilient, diversified and inclusive economy.

Our goal is to accelerate the growth of a strong and vibrant economy and foster private sector investment in the City.

ii) Infrastructure Renewal and Expansion

Investing in a strategic and sustainable municipal infrastructure.

Our goal is to construct and maintain a modern and progressive municipal infrastructure that meets the needs of a growing community.

iii) Community Vitality

Enhancing a creative, caring and engaged community.

Our goal is to assure the health, safety and well-being of individuals and families while promoting livable, accessible and inclusive neighbourhoods.

iv) Environmental Leadership

Valuing our natural heritage and environment.

Our goal is to protect a healthy and sustainable environment and encourage an environmentally-sensitive City.

v) Creative, Diverse and Innovative City

Capturing the value of London's heritage, culture, arts and diversity.

Our goal is to define and strengthen the city's unique identity.

vi) Progressive Transportation System

Building and co-ordinating an efficient and effective transportation network.

Our goal is to ensure that people have affordable alternative for accessible, convenient and safe transportation.

vii) Managed and Balanced Growth

Implementing a strategic approach to growth.

Our goal is to plan for and manage growth for the long term economic, environmental and social benefit of the community.

viii) Financial Stability

Realizing a prosperous financial future.

Our goal is to achieve and sustain a healthy financial position for The Corporation of the City of London.

(Section 2.1.3. deleted and replaced by OPA 438 Dec. 17/09)

2.1.4. Results

Our vision for London and our focus on eight strategic priorities will produce three overall results for Londoners.

Our vision for London and our focus on eight strategic priorities will produce three overall results for Londoners.

i) High Quality of Life

People are drawn to communities where a high quality of life is maintained and assured.

ii) Valued Service

People expect to get value for their tax dollar and know that the City is investing their tax dollars in valued services.

iii) Engaged Citizens and Employees

People want to be engaged in the lives of their communities and in municipal government and City employees are actively engaged in serving the public.

Section 2.1.4. added by OPA 438

**2.1.5.
Support for
Strategic Plan**

It is the intent of City Council to support the Vision and Goals of the Council Strategic Plan through the Official Plan and its implementation mechanisms.

(Section 2.1.5. renumbered and amended by OPA 438 Dec. 17/09)

2.2.

OFFICIAL PLAN VISION STATEMENT

The proposed Vision Statement for the Official Plan, as set out below, is intended to convey an image of the City of London that City Council hopes to achieve over the twenty year planning period of the new Plan. It is

consistent with the Strategic Plan Vision Statement but focuses more on the physical form and character of the City. The Vision Statement represents a desired future that may not be achieved over the lifetime of the Official Plan but which will provide a sense of direction for future review and implementation of land use planning policies.

(Section 2.2. amended by OPA 438 Dec. 17/09)

**2.2.1.
Official Plan
Vision
Statement**

The following Vision Statement is an expression of City Council's intent for the long term planning and management of land use and growth in the City of London:

The City of London Official Plan will provide guidance for the physical development of a healthy community that will contribute to the well-being of all Londoners and that is sustainable for the benefit of future generations. Through the implementation of the Plan, City Council will:

- i) manage growth and change so that efforts to foster economic development; protect and enhance nature within the City; provide for the efficient movement of people and goods; and promote attractive, cohesive neighbourhoods, are in balance and supportive of each other;
- ii) fulfil growth-related requirements for housing, open space, places of employment and commerce, and other uses, through the efficient utilization of existing serviced land and infrastructure, supplemented by a carefully managed expansion of the urban area;
- iii) protect agricultural lands outside of designated growth areas from incompatible development or activities that detract from the long term viability of farming;
- iv) protect and enhance natural features and attributes that are significant to the maintenance of ecosystem health in the Thames River and Kettle Creek watersheds;
- v) promote an urban form that features a strengthened and revitalized Downtown serving as the commercial, cultural and administrative centre for the City and region. The more intensive forms of residential and commercial development outside of the Downtown will continue to be focused along sections of major transportation corridors and in designated nodes to facilitate public transit. An expanded and enhanced system of parklands, natural areas and trails along the valleys and ravines of the Thames River and Kettle Creek watersheds will provide continuous corridors for recreation, wildlife habitat and refuge from urban life;
- vi) apply urban design objectives and guidelines to assist in the protection and enhancement of neighbourhood and streetscape character, promote the retention and re-use of heritage buildings, encourage enhanced accessibility design standards, provide for

the blending of infill and redevelopment projects with their surroundings and support the City's transportation planning objectives; and

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

- vii) utilize planning processes that are responsive to neighbourhood and community needs, provide meaningful opportunities for public participation and recognize that neighbourhoods are the strength of the community and the foundation for achieving London's vision of the future.

2.3. PLANNING PRINCIPLES

Planning principles are the underlying concepts and values that influence the formulation of land use and development control policies.

2.3.1. Planning Principles

The following planning principles are reflected in the objectives and policies contained in this Plan. It is intended that they shall continue to be applicable to any future amendments to the Plan.

- i) An Official Plan should be responsive to community values and changing socio-economic conditions, and should provide direction for evaluating and implementing proposals for change.
- ii) Land use planning should promote compatibility among land uses in terms of scale, intensity of use and potentially related impacts.
- iii) Land use planning should be conducive to the maintenance and enhancement of environmental quality and conservation of natural, cultural and built heritage resources.
- iv) An Official Plan should include provisions to promote the public's understanding of, and participation in, the planning process.
- v) Planning for urban growth should encourage a compact urban form which is conducive to the maintenance and efficient use of services and facilities and which minimizes the loss of productive agricultural land.
- vi) An Official Plan should enhance the character of residential areas and direct redevelopment and intensification activities to locations where existing land uses are not adversely affected.
- vii) Land use planning should promote attractive, functional and accessible site and building design which is sensitive to the scale and character of surrounding uses.
(Clause vii) amended by OPA 438 Dec. 17/09)
- viii) Land use planning should be closely coordinated with the planning and implementation of infrastructure and transit improvements, to enhance the efficiency and accessibility of all modes of travel in the transportation network, and to provide an appropriate level of

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:

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 |

Resources		resources that are viable for extraction have been removed.
Distribution of Employment Areas	xiv)	Development that will broaden the distribution and range of employment opportunities in the City will be encouraged. In particular, consideration shall be given to the creation of office business parks outside of traditional industrial areas, and to research and advanced technology facilities associated with the University and the hospitals.
Transition Areas	xv)	Areas near the Downtown that are appropriate for conversion and redevelopment to higher density residential, specialty retail, restaurant and office uses shall be identified as gateway areas to the Downtown and shall be part of the Main Street Commercial Corridor designation and be subject to a higher urban design standard. (Clause xv) amended by OPA 438 Dec. 17/09)
Compact Urban Form	xvi)	A compact urban form and efficient use of serviced land shall be encouraged. Compact urban form, as used in the Plan, pertains to the development or expansion of the urban area of the City in a manner that avoids a scattered or "leap-frog" development pattern, maximizes the use of existing services, minimizes the loss of productive agricultural land, is conducive to the provision of public transit and minimizes the need for and cost of new infrastructure.
Infill and Intensification	xvii)	Where lands and buildings are appropriately located in accordance with policy 3.2.3. and appropriately serviced in accordance with Chapter 17, infill development and intensification of lands or buildings suitable for residential development shall be encouraged. Opportunities for office, institutional and industrial infill and intensification through new development or redevelopment in the Office, Community and Regional Facility and Industrial land use designations shall be encouraged. (Clause xvii) amended by OPA 438 Dec. 17/09)
Allowance for Choice	xviii)	Within the boundaries of the City, as they exist over the planning period, the planning and servicing of land to meet residential, commercial and industrial development requirements shall incorporate a reasonable allowance for choice according to location, site area, servicing affordability and other criteria. (Clause xviii) amended by OPA 438 Dec. 17/09)
Heritage Conservation	xix)	The historic perspective of the City will be recognized through the preservation and/or rehabilitation of older commercial, institutional and residential structures which have heritage value on the basis of their cultural heritage value or interest. (Clause xix) modified by Ministry Modification Dec. 17/09)
Protection of Agricultural Lands	xx)	Agricultural land shall be protected for long term agricultural uses. Permitted uses and activities on designated agricultural lands are limited to agriculture uses, secondary uses and agriculture related uses.

Development that is not related to or supportive of agriculture will be accommodated within areas designated for Urban Growth so that designated agricultural lands are protected.

(Clause xx) amended by OPA 438 and Ministry Modification #2 Dec. 17/09)

Sustainable Development

- xxi) Forms of development that are designed to be pedestrian-oriented, supportive of public transit service and within the bounds set by the need to maintain or sustain environmental health, shall be supported through redevelopment and in planning for areas of new development.

(Clause xxi) added by OPA 438 Dec. 17/09)

2.5.

GROWTH FORECAST

This Section of the Plan deals with anticipated population growth, housing demand and land area requirements for urban expansion within the City of London to the year 2016. Growth forecasts are necessary for the planning and timing of land development, infrastructure expansion and the provision of public services and facilities.

The growth forecasts providing the basis for the Official Plan at the time of its initial adoption in 1989 were based on the City of London Economic Growth Strategy adopted by Council in 1983. Updated population growth and housing demand projections were adopted by City Council at the outset of the Vision '96 community planning project in 1995 and again in 2006 in conjunction with the Official Plan Review. The forecast report was updated in the Summer of 2006 by Clayton Research to reflect changes in underlying macro-economic conditions, federal policies affecting immigration and the land-planning policy environment in Ontario. Four interrelated models were employed by Clayton Research: economic, population, housing demand and non-residential building space. The methods used to derive these models are well accepted across the industry and have been used by Clayton Research to model growth in many other cities across Canada. These employment, population, housing and non-residential construction projections were approved for use as the basis for the determination of land needs by City Council in October of 2006. The resulting forecast of land requirements to accommodate growth over the planning period is taken from the Land Needs Study adopted by City Council in May of 2007.

In general, the forecast begins with an examination of the London economy within the context of the Canada, Ontario, Southwestern Ontario and Middlesex County economies. Prospects for growth are considered by economic sector and an employment forecast is prepared. The employment forecast drives the population forecast (since employment drives net migration) within the context of a cohort survival model which is consistent with the population projection methodology guidelines set out by the Ministry of Municipal Affairs. Population forecasts were converted through Clayton's housing demand model to project anticipated household growth for the City of London. Potential household growth is a function of the projected population by age using headship rates (number of people in

each age group who are projected to head up a household). Demand by structure type was determined from historical housing start and completion data examining the relationship between family type and dwelling types as the population ages.

The employment forecast also drives the Industrial, Commercial and Institutional floor space forecast. Floor space to employment ratios were derived from historical London factors
(Section 2.5. amended by OPA 438 Dec. 17/09)

**2.5.1.
Regional
Context**

The City of London is located in the heart of Southwestern Ontario, at the hub of major rail, highway and air transportation routes. Much of the impetus for its growth can be attributed to its strategic location and to its role as a regional centre for economic, administrative, institutional and cultural activities.

Economic growth in Southwestern Ontario has been robust over the 2001 to 2006 period, due in part to growth in the high-tech and automotive sectors. Going forward these positive factors will keep growth prospects in Southwestern Ontario elevated.

This Plan is formulated on the premise that the City of London will continue to develop its role as the principal centre within the region for the attraction of in-migration and business expansion which generates population and economic growth. The City will plan to accommodate the growth that it is generating within its boundaries through the efficient use of land and services.

(Section 2.5.1. amended by OPA 438 Dec. 17/09)

**2.5.2.
Population
Projection**

The population of the City of London has been projected to grow at the rate of just under 1% per annum reaching approximately 419,700 people by 2026.

The approved population projection is as follows:

Year	2006	2011	2016	2021	2026
Pop.	352,400	368,400	385,300	402,600	419,700

(Section 2.5.2. amended by OPA 438 Dec. 17/09)

**2.5.3.
Housing
Demand
Forecast**

Total new residential construction in the 20-year planning period is expected to be approximately 37,925 new units. Housing construction will peak in the current period and decline gradually thereafter. The following table shows the annual housing completion forecast to 2026:

Year	Low (singles&semis)	Medium (row)	High (apartments)
2006-2011	1,290	300	410
2011-2016	1,250	380	380
2016-2021	1,150	360	380
2021-2026	990	310	350

Low density housing is expected to continue to account for the majority

(62%) of housing completions. The demographic shifts anticipated in the population profile (aging of population), along with the natural pace of urban growth suggest a gradual shift toward higher density housing demand in the City of London over the next three decades. It is expected that medium and high density housing will account for about 20% each of the total residential construction in the future.

(Section 2.5.3. amended by OPA 438 Dec. 17/09)

2.5.4. Economic Outlook

The City of London has a diversified economic base which has enabled it to maintain comparatively steady, stable growth over the past twenty years. While London's economy, like that of all municipalities, is influenced by the many factors beyond its control, such as the global economy, interest and exchange rates, and federal and provincial taxation, regulation and trade policies, it does have characteristics that are conducive to performance levels that are likely to exceed the provincial norm. Some of these characteristics are as follows:

- i) a strategic location at a mid-point in the road and rail corridors between Detroit and Toronto;
- ii) its role as a regional centre for Southwestern Ontario;
- iii) the strength of its health, education, social services, finance and insurance, and retail and wholesale trade sectors; and
- iv) strong net migration into the City, which is, in part, attributable to its health and education institutions.

All told, employment in the City of London is projected to increase by approximately 47,000 persons over the period 2001 - 2031. This represents an average annual rate of growth of 0.8% per year. (Employment, Populations, Housing and Non-Residential Construction Projections, City of London, 2006 Update (Clayton Research)).

The City, through its Economic Development Strategy, and in conjunction with the London Economic Development Corporation, hopes to achieve a rate of employment growth that exceeds this projection.

(Section 2.5.4. amended by OPA 438 Dec. 17/09)

2.5.5. Land Requirements

The forecasted growth in population, housing and employment will be accommodated in the following ways:

- i) through the intensification of land use in existing urban areas involving infill, re-development and the conversion of existing buildings. It is estimated that, over the planning period, 5% of the forecasted demand for single and semi-detached dwellings (low density), 25% of the demand for row housing (medium density), and 75% of the demand for apartments (high density) will be met on an intensification basis. These estimated levels will be regarded as the minimum targets for intensification development. Council promote opportunities for redevelopment and intensification through the provision of adequate infrastructure and

community facilities and through incentives for the reuse of brownfield sites.

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

- ii) through the development of vacant, designated Residential or Industrial lands within the general limits of the existing urban areas. It is assumed that all such lands will be developed over the planning period; and
- iii) through the identification of lands suitable for urban area expansion to accommodate community and industrial growth needs. Such areas are sized according to the residual demand for housing and industrial development after taking into account; an allowance for intensification; an allowance for the existing supply of vacant, designated land; an allowance for major commercial, institutional and private open space land uses; a contingency for the possibility of higher-than-forecast demand, a lack of land owner interest in development and certain density and housing mix assumptions used in the forecasting not being met; and an allowance for the implementation of Principles and Policies, governing the physical development and growth management of the city under this plan, not otherwise accounted for.

2.6.

GROWTH MANAGEMENT POLICIES

2.6.1. Introduction

Responsible growth management is a key element of the City of London's strategic approach to the accomplishment of its Vision and Strategic Priorities. One of Council's Strategic Priorities is Managed and Balanced Growth. Growth management embodies the City's commitment to optimize the use of existing and new services and facilities, to protect and rehabilitate its natural heritage, to conserve its prime agricultural lands, to take full advantage of its opportunities for sustainable economic development and to promote healthy communities, while maintaining a strong financial position for the municipality.

(Section 2.6.1. amended by OPA 438 Dec. 17/09)

2.6.2. Growth Management Principles

The Growth Management Policies are based on the following principles:

- i) that growth will maintain a compact urban form;
- ii) that the measures necessary to accommodate growth through land use intensification, having regard to the timely and efficient use of existing infrastructure, will be supported;
- iii) that growth-related infrastructure costs and the financial implications of required works for the City's capital budget and development funds will be evaluated at an early stage of the area planning and development approval processes.
(Clause iii) added by OPA 438 Dec. 17/09)
- iv) that growth will be directed to areas that are suitable for the provision of full municipal services in keeping with the City's long

term servicing and financing plans;
(Clause iv) renumbered by OPA 438 Dec. 17/09)

- v) that outward expansion of the urban area will be managed to provide for a logical progression in the extension of service areas having regard to cost-effectiveness and optimization of existing infrastructure capacity;
(Clause v) renumbered by OPA 438 Dec. 17/09)
- vi) that the City may stage the extension of services and approvals of development both within new areas of community growth and between new areas of community to maximize the cost effectiveness of its infrastructure investments.
(Clause vi) added by OPA 438 Dec. 17/09)
- vii) that new areas of community growth will be planned to provide a mix of housing types and to achieve a target density consistent with a more efficient utilization of land and services;
- viii) that the City will maintain an adequate supply of vacant designated land to accommodate the expansion of its urban areas in an orderly, efficient, timely and affordable manner;
- ix) that the implications of new development for the financial health of the municipality will be assessed and that growth related costs will be financed from revenues generated from growth;
- x) that the City will consider and encourage viable innovative proposals such as partnerships, cost-sharing and alternative technologies and design standards, that may reduce the overall costs of growth or allow for the more timely delivery or use of the infrastructure required for growth, provided such proposals satisfy City requirements and will contribute to a compact urban form;
- xi) that planning for growth will support the identification and protection of London's Natural Heritage System;
- xii) that the City will encourage measures that protect and enhance the ecological function and integrity of the Natural Heritage System;
and
(Clauses vii) to xii) renumbered and amended by OPA 438 Dec. 17/09)
- xiii) that the City may adopt and annually update a development staging strategy to co-ordinate the orderly progress of urban area expansion with municipal investment in growth related capital works.
(Clause xiii) added by OPA 438 Dec. 17/09)

2.6.3. Growth Financing Policies

The financing requirements to service new development should not jeopardize the long term financial health of the municipality or place an undue burden on existing taxpayers. The following growth financing policies are intended to achieve these objectives:

- i) Growth related capital costs will be recovered from revenues generated from new development.
- ii) The review of secondary plans or proposals for major development approvals outside of a secondary plan will require a complete financial impact analysis demonstrating the potential financial implications of the proposed development on the City, and area studies or major development proposals may not be approved without an approved plan for financing municipal services. Approval of a secondary plan, major development proposal or plan of subdivision may be refused or deferred if a satisfactory financial analysis is not submitted for the City's review or if the City determines that the required investment in municipal works would be premature. The financial impact analysis shall consider the scope, total cost, cost sharing and timing of major road, sewer, water and storm water management works. The financial impact analysis shall also incorporate an assessment of the total cost, cost sharing and timing of community facilities and services including parks and recreation facilities, libraries, public transit, and fire and police services needs associated with growth. The analysis will also project the development charge revenue to be generated from the build-out of the development area. The City may stage infrastructure works and/or development approvals to manage its capital budget commitments. (OPA 476)
(Clause ii) amended by OPA 438 Dec. 17/09
- iii) The City will consider, as part of the secondary plan process, the involvement of the private sector in the development, operation, construction and financing of long term servicing infrastructure.
- iv) Temporary servicing arrangements must be consistent with long term planning, servicing and financing strategies and policies and must contribute to the cost of providing long term servicing through the payment of development charges.
(Clause iv) amended by OPA 438 Dec. 17/09
- v) The City may explore alternatives for the financing of oversizing costs (that portion of servicing projects that have been sized to accommodate growth beyond the planning period) until these costs and related interest carrying costs can be recovered from future development.
- vi) The City will plan and budget for major infrastructure works in keeping with its financial management strategy and with regard for the balance of revenues and expenditures from its development charges funds. Infrastructure works and development approvals may be staged accordingly.
- vii) The City will consider, as part of a development charges study, the use of a differential development charge to encourage intensification and infilling.
(Clauses vi) and vii) added by OPA 438 Dec. 17/09

**2.6.4.
Growth
Servicing
Policies**

The City of London will plan the provision of services to accommodate growth so that servicing is timely, cost efficient, environmentally-sound, consistent with long term servicing plans and within the financial means of the municipality. Servicing subject to this strategy includes physical infrastructure such as sanitary sewerage works, storm drainage works, water supply and distribution, and road works. It also includes the provision of community facilities and services including parks and recreation facilities, libraries, public transit, and fire and police services. The City, in consultation with appropriate agencies, will also have regard for the provision of other services such as electrical and communications, utilities, schools, health services and other social services.

**2.6.4.1.
General**

The City will apply the following policies to the planning, review and approval of development applications and servicing proposals:

- i) The services required to support growth will be identified through the update of the Official Plan and major servicing plans, and through the preparation of Area Plans.
- ii) The City will monitor the servicing requirements of proposed and approved development and will control, plan and co-ordinate the expansion of its municipal services to provide adequate capacity and performance in a timely, cost efficient manner. In controlling, planning and co-ordinating for required servicing, the City will have regard for the optimization of existing infrastructure and the merits of managing and/or limiting growth according to the availability of uncommitted sewer and water servicing capacity and the capacity of existing roads to accommodate the additional traffic. The City will also have regard for the optimization of existing infrastructure and the merits of managing and/or limiting growth according to the availability of uncommitted servicing capacity. (OPA 438 – OMB Order 20110013, July 13, 2011)
- iii) Development approvals may be refused if there is insufficient existing or planned servicing capacity to accommodate the proposed use within a reasonable time frame. (OPA 438 – OMB Order 20110013, July 13, 2011)
- iv) Where projected and potential growth within any portion of the Urban Growth Area is nearing or exceeding the threshold of available sewer or water servicing capacity, the City will adopt measures to manage the allocation of available capacity until such time as the capacity constraint is resolved. Where the constraint is likely to be short term in nature (generally less than three years) such measures may include, but are not limited to the deferral of development approvals; the use of conditions to ensure that development, once approved, occurs in a timely manner; the use of holding zone provisions; and development limitations. Where the solution to a capacity constraint is longer-term in nature, as is the case in the Greenway Pollution Control Plant service area, the City will establish priorities for the allocation of available capacity

and limit development approvals in accordance with these priorities so that planned growth does not exceed the availability of servicing capacity. The following order of priorities for the allocation of servicing capacity in the Greenway service area until such time as the Southside Pollution Control Plant is built, are based on the Official Plan objectives related to effective use of infrastructure, intensification and infill, compact urban form and economic development:

- (a) Growth in the form of redevelopment, expansion or intensification on serviced lands with the built up area of the City will take precedence over growth on previously undeveloped lands. Capacity will be allocated on the basis of projected demand plus a reasonable contingency.
- (b) Industrial growth will take precedence over non-industrial growth on previously undeveloped lands. Capacity will be allocated on the basis of projected demands.
- (c) Remaining capacity will be allocated for non-industrial growth on previously undeveloped lands. Within these areas, priority will be given to development that, in the opinion of the City, best advance the public interest.
- (d) Take-up of allocated capacity will be monitored. If significant portions the allocated capacity are not used, the City may re-assign that unused capacity in keeping with priorities a), b) and c) assuming no major works will be prematurely triggered.

Applications that do not meet the City's priorities for the allocation of servicing capacity may be refused on the basis of prematurity.

- v) Non-growth needs will be addressed in conjunction with the planning and delivery of growth related services.
- vi) The City will pursue the orderly development of growth areas so that services are efficiently used.
- vii) Sewer and water services will be sized according to ultimate land areas and populations intended to be served.
- viii) The City will not extend municipal water and sewer services beyond the limits of the land designated for urban growth except as set out in policies 17.2.3. and 17.7.5.
- ix) The use of existing infrastructure and public service facilities will be optimized, wherever feasible, before giving consideration to the development of new infrastructure and public service facilities.

**2.6.4.2.
Sanitary
Sewerage**

- x) Infrastructure and public service facilities will be strategically located to support the effective and efficient delivery of emergency management services.

(OPA #438 – OMB Issue Date July 13, 2011)

- i) The City will promote the maintenance and expansion of a municipal sanitary sewerage collection and treatment system that will:

- (a) have the potential to service all areas of the municipality intended for urban development;
- (b) maximize the service area of gravity drainage systems and minimize the number of pumping stations required;
- (c) optimize the capacity of the existing Greenway, Pottersburg, Oxford, Adelaide and Vauxhall Treatment Plants and collection systems to accommodate growth;
- (d) provide for the construction of a Southside Sewage Treatment Plant to service the Dingman Creek drainage area in keeping with the Growth Management Policies. An environmental impact assessment and any other studies required prior to commencement of this project will be undertaken at the earliest opportunity;
- (e) place a high priority on measures to address existing problems of sewage overflows and basement flooding;
- (f) provide for continued improvement in the quality of the effluent being directed to the Thames River;
- (g) direct and accommodate growth in a manner that promotes the efficient use of existing municipal sewage services;
- (h) be financially viable and in compliance with all regulatory requirements, and
- (i) protect human health and the natural environment.

(Clauses g) h) and i) added by OPA 438 Dec. 17/09)

- ii) While the City strongly supports development on full municipal services, the need for flexibility to allow the consideration of interim sanitary servicing options that may provide for more timely development, without detracting from the viability of the long term servicing plan, is recognized.

The City will assess proposals for temporary sanitary servicing according to the servicing policies set out in Policy 17.2.4 of this Plan. Emphasis will be placed on the implications that proposed temporary systems would have on the physical and financial viability of future municipal services in keeping with the Sanitary

Sewerage Servicing Study.

The City may permit a temporary sanitary servicing system where the proponent can demonstrate that certain criteria as set out in Section 17.2 are met. The proponent will bear the cost of the temporary system and contribute to the financing of the long term servicing solution through the payment of development charges or other form of payment approved by Council.

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

- iii) Individual wastewater treatment systems may be permitted for proposed "dry" commercial or industrial development on lands that were designated for commercial or industrial use before they were annexed to the City of London on January 1, 1993 provided certain criteria as set out in Section 17.2. are met. Lands not serviced by municipal sanitary sewerage facilities will be subject to a holding zone limiting uses to "dry" uses until the services are available.
- iv) Notwithstanding the above policies for the consideration of sanitary servicing options, residential subdivision development on individual wastewater treatment systems will be discouraged.

2.6.4.3. Water Supply

The City will promote the maintenance and expansion of a water supply and distribution system that will:

- i) have the potential to service all areas of the municipality intended for urban development;
- ii) provide adequate water pressure for all servicing conditions;
(Clause ii) amended by OPA 438 Dec. 17/09)
- iii) optimize the capacity of existing pumping stations and reservoirs;
- iv) place a high priority on the efficient use of water as a method to minimize the future demand for water supply and associated sewage treatment;
- v) direct and accommodate expected growth in a manner that promotes the efficient use of existing municipal water services;
- vi) be financially viable and in compliance with all regulatory requirements;
- vii) promote water conservation and water use efficiency; and
- viii) protect human health and the natural environment.
(Clauses v) to viii) added by OPA 438 Dec. 17/09)

All development within the Urban Growth Area Shall be dependent upon the City of London Water Supply and Distribution System for both potable water and fire protection.

**2.6.4.4.
Stormwater
Management**

Stormwater management plans shall be prepared for identified growth areas in conjunction with the area study process and in accordance with Section 17.6.

**2.6.5.
Staging of
Development**

The City may adopt a development staging strategy to ensure the orderly progression of development within its Urban Growth Area and the timely provision of the infrastructure required to support fully serviced and functional communities and employment areas. The staging strategy will be directed towards the following objectives:

- i) support the timely build-out of existing planned communities in a logical, phased manner that optimizes the utilization of any new infrastructure that is required to support development;
- ii) focus growth in areas that have existing servicing capacity or comparatively lower costs for required infrastructure;
- iii) provide a basis for long-term, reliable municipal capital budgeting for growth-related servicing works;
- iv) ensure that services are in place or planned to maintain an adequate supply of serviced lands to support the City's economic growth;
- v) support growth in areas that are or can be served by existing community facilities or where development will facilitate the provision of new community facilities;
- vi) avoid scattered or "leap-frog" development patterns;
- vii) ensure that sufficient serviced lands are available to support the City's housing mix and affordability objectives; and
- viii) support the extension and use of transit services.

(Sec. 2.6.5. added by OPA 438 Dec. 17/09)

**2.6.6.
Growth
Forecasting
and Monitoring**

The City will maintain a program of growth forecasting and monitoring. Population and housing demand projections will be updated and approved at five year intervals in association with the review of the Official Plan. The process for updating and approving these projections will include opportunities for public and agency review and input.

- i) The City will monitor population trends and changes in housing composition and distribution through the review of census and assessment data and building permit activity, and through information sharing with other agencies and organizations.
- ii) The City will monitor local, regional and provincial economic trends

and growth forecasts and consider the implications of these trends and forecasts for its growth management policies.

(Section 2.6.6. renumbered and amended by OPA 438 Dec. 17/09)

**2.6.7.
Land
Requirements
Forecasting**

- i) The City will maintain an adequate supply of land designated for urban growth to accommodate its projected community and industrial growth requirements. The target range for the inventory of vacant land designated for urban growth will be a fifteen to twenty year supply. While much of the forecasted growth will be accommodated through the development of vacant lands, the City will promote opportunities for intensification and redevelopment to optimize the share of growth that can be accommodated within the existing urban area.
- ii) The City will normally update its land requirements projection at five year intervals in conjunction with the review of the Official Plan by using the Land Requirements Accommodation Method in Policy 2.5.5 without including the contingency factor, unless the particular 5 year update is being used to establish the land requirements for a new 20 year planning period. The processes of updating, projecting and/or approving the land requirements for community and industrial growth will include opportunities for public and agency review and input.
- iii) The City will monitor development activity and update, on a semi-annual basis, its inventory of vacant designated lands categorized according to their servicing status and stage in the planning approvals process.

(Section 2.6.7. renumbered and amended by OPA 438 Dec. 17/09)

**2.6.8.
Identification
of Growth
Areas**

In conjunction with the five year review of the Official Plan, Council will consider expansion or adjustments to the Urban Growth Area where there is a demonstrated need for additional lands and where such expansions are in keeping with all applicable Official Plan objectives and policies, provincial policies and the following criteria:

- i) The amount of land to be added as urban growth area will have regard to the approved projected land requirements and to timely cost-efficient areas of development over both the short and long terms.
- ii) Proposed expansion areas represent a logical extension of the urban area having regard for the principle of maintaining a compact urban form.
- iii) Municipal water and sewer services can be provided in a timely and cost effective manner, in accordance with the servicing and financing components of the Growth Management Policies.
- iv) Growth will be directed to areas that can be appropriately integrated with existing or planned communities or to areas of sufficient size to support a new community and allocated in a

manner which provides for the complete development of the communities with a full range of Municipal Services where possible.

- v) Growth will be allocated to areas that can be adequately integrated with and accessed from the network of existing and planned arterial roads and are suitable for the provision of transit services.
- vi) Council will consider alternatives for the direction and sequencing of growth having regard for the comparative costs of providing infrastructure and services, the financial implications for the municipality, the potential impacts on the existing communities, and the effects on natural features and ecological functions and agriculture. Where practical and within its financial means, Council will distribute growth areas to provide greater choice in the location and character of new communities.
- vii) Council will consider the inclusion of additional Industrial Growth Area lands in the Highway 401 and Highway 402 corridors and additional Community Growth lands south of the Highway 401 corridor, at such time as the south side sewage Treatment Plant is built and sanitary sewer services can be provided in a cost effective manner.
- viii) (Subsection viii) deleted by OPA 298, OMB Decision No. 0177 on Jan. 31, 2005)
- viii) Expansions to the Urban Growth Area onto prime agricultural lands will only be considered where there are no reasonable alternatives which avoid prime agricultural areas or which would be accommodated on lower priority agricultural lands.
- ix) Council will protect employment areas to support the longer-term economic development of the municipality. Council will only permit the conversion of employment areas to other uses where it has been demonstrated through a comprehensive review that the land is not required for employment purposes over the long term and that there is a need for conversion.
- x) Impacts from new or expanding Urban Growth Areas on agricultural operations which are adjacent or close to the Urban Growth Area shall be mitigated to the extent feasible.”

Section 2.6.8. renumbered and amended and viii), ix) and x) added by OPA 438 Dec. 17/09)

2.6.8.1. Applications to Expand the Urban Growth Area

The primary means for reviewing the adequacy of the City's land supply and expanding the urban growth area, if warranted, will be the five year review process. It is recognized that emergent opportunities may present themselves in the interim and that these should be evaluated according to the criteria for the identification of growth areas. Privately initiated applications for amendments to the Official Plan to expand the Urban Growth Area will be evaluated for public benefit on the basis of Policy

2.6.8. and the following criteria:

(Section 2.6.8.1. renumbered by OPA 438 Dec. 17/09)

- i) the need for urban growth at the proposed location and the reasons why a comprehensive review of the Urban Growth Area is necessary in advance of the five year Official Plan review process; (Clause i) amended by OPA 438 Dec 17/09)
- ii) the costs and benefits of permitting growth at the proposed location; and
- iii) the implications for the City's supply of vacant land designated for growth, having regard for the City's intent that the inventory of vacant designated land be maintained in a range of a 15 to 20 year supply.

**2.6.9.
Area
Planning**

- i) Vacant lands within the Urban Growth Area may be placed in the Urban Reserve designation pending the completion of a Secondary Plan as provided for in Chapter 19 of this Plan. A Secondary Plan will provide the basis for an Official Plan amendment that will:

- (a) identify or refine environmental features, areas and natural resources in conformity with the applicable Official Plan policies; and

- (b) identify collector roads.

(Section 2.6.9. renumbered and i) amended by OPA 438 Dec. 17/09)

- ii) Secondary Plans will also provide for the co-ordination of development among multiple land owners and provide direction for:
 - (a) the delineation, protection and management of natural heritage areas;
 - (b) the location and size of parks, schools and other community facilities;
 - (c) housing mix and densities;
 - (d) municipal services;
 - (e) the phasing of development;
 - (f) pedestrian and bicycle routes;
 - (g) transit routing and supportive facilities;
 - (h) site and subdivision design criteria; and
 - (i) local road access points to arterial and collector roads;
- iii) The approximate boundaries of areas subject to completed

Secondary Plans are shown on Schedule "D". Portions of the Urban Growth Area where Secondary Plans are intended but not yet completed are also shown. These boundaries may be refined through the approval of a proposal to undertake Secondary Plan without amendment to the Official Plan. In some instances the boundaries include lands beyond the boundaries of the Urban Growth Area that represent a logical longer-term extension of a community to the City boundary or other appropriate limit for long term community development. Lands outside the Urban Growth Area will be regarded as potential areas of community expansion and the evaluation and planning of these areas may be limited to the extent necessary to demonstrate how they can be appropriately integrated with the balance of the community. The eventual development of these lands would require an amendment to this Plan.

(Clause iii) amended by OPA 438 Dec. 17/09) (OPA 476)

- iv) A Secondary Plan may be undertaken by the City or by consultants retained by landowners. Proposals for privately-initiated Secondary Plans will be required to conform to area study guidelines established by the City and must be submitted for approval by the City. This process will include opportunities for public and agency review and input.

Prior to initiating a Secondary Plan, Council shall approve the terms-of-reference for the Secondary Plan, including the scope of the background studies to be undertaken. For a privately-initiated Secondary Plan, the City shall coordinate and undertake the public consultation process, and recommend the preferred land use concept for approval.

(Clause iv) amended by Ministry Modifications Dec. 17/09) (Area Study converted to Secondary Plan by OPA 476)

- v) The City will encourage affected landowners to participate in the secondary plan process and to contribute their proportionate share towards the study costs and towards the provision of the services, facilities, open space, stormwater management and other measures required to support the growth of the community.
- vi) Secondary Plans shall provide for the staging of development to make efficient use of built services, facilitate planning for the delivery of new services, and minimize the gap between major servicing expenditures and the recovery of costs through development charges.
- vii) Documentation to be submitted in support of a proposed privately-initiated Secondary Plan will include:
 - (a) a record of the public and agency consultation undertaken in the course of the area study;
 - (b) an environmental evaluation and impact study completed in

accordance with Section 15.5. of the Plan;

- (c) any information required by the municipality to undertake a financial impact analysis including information necessary to determine the total cost and cost-sharing of required infrastructure works, the timing of such works and the implications that such works will have for the City's capital budget and development charge funds; and
 - (d) a servicing plan to demonstrate the availability and adequacy of municipal sewer and water services to accommodate the proposed development, and to describe the location, timing and design of required sewer, water, storm water management and road improvements.
- viii) Until such time as a Secondary Plan has been approved and the subject lands have been appropriately designated for development, vacant lands within the Urban Growth Area will be placed in the Urban Reserve designation.
- ix) The "Community Growth" and "Industrial Growth" categories of the Urban Reserve designation are intended to provide a general indication of the mix of urban land uses intended for the area. Community Growth areas will be predominantly residential but will include a range of commercial, institutional and open space uses that support communities, as well as uses that contribute to employment growth and that are compatible in a community setting. "Industrial Growth" areas are generally intended for uses that fall within the "Light Industrial", "General Industrial" and "Office Business Park" land use designations. Notwithstanding this general intent, lands within the "Urban Reserve" designation may be re-designated for any use through the Area study process and resulting amendment to the Official Plan.
- x) Portions of the Urban Growth Area are designated as Environmental Review and are subject to the policies of Chapter 8B. These areas require further study to determine their environmental significance and to determine the boundaries of areas that warrant protection. It is anticipated that the necessary studies will occur as part of the community planning process and that Environmental Review areas will be re-designated on the basis of an approved Area study.

2.7.

ECONOMIC DEVELOPMENT STRATEGY

The City of London Economic Development Strategy was adopted by City Council in September of 1995. It is intended to guide economic development planning and decision making over the long term. In the 2007 – 2010 Council Strategic Plan, Economic Prosperity is also identified as a strategic priority.

(Section 2.7. amended by OPA 438 Dec. 17/09)

**2.7.1.
Economic
Development
Vision**

The Strategy contains the following Vision Statement and Goals:

Vision for the London Economy

Londoners want to encourage innovation and investment that will promote a sustainable economy which contributes to employment opportunities and benefits the entire community.

**2.7.2.
Economic
Development
Goals**

Goal Statements

The goals of the Economic Development Strategy are to:

- i) Ensure that the necessary economic infrastructure is in place to encourage the relocation of businesses to London, the expansion of existing businesses and the creation of new businesses.
- ii) Ensure the availability of training, skill development and educational opportunities to support a dynamic and diverse labour force.
(Clause ii) amended by OPA 438 Dec. 17/09)
- iii) Provide a climate that encourages effective decision-making, innovation, creativity and entrepreneurship.
- iv) Promote London as a centre of excellence in education and skills training.
- v) Increase employment opportunities within the education and skills training sector.
- vi) Give priority in economic planning and activities to the Medical and Information Technology sectors taking advantage of our comparative advantages in those sectors.
- vii) Provide additional or enhanced entertainment and leisure facilities, including unique shopping opportunities and accessible public transit, particularly in the Downtown and during the early evening hours.
- viii) Encourage and support the banking and insurance, agriculture and food, and manufacturing, especially transportation equipment sectors, to be innovative and responsive to changes in the economy.
- ix) Keep a close watch on Environmental Technologies, Materials Handling Systems, Advanced Materials and Advanced Manufacturing Technologies Sectors, encourage and support them and when appropriate, include them in the target group.
- x) Promote the remediation and redevelopment of brownfield sites as

a means to increase economic development activity, achieve a more efficient use of existing municipal infrastructure, enhance the municipal assessment base and improve environmental quality.

- xi) Support and provide opportunities for tourism development that is based on maintaining or sustaining environmental health.
- xii) Support and provide opportunities for increased energy generation, supply and conservation, including alternative energy systems and renewable systems.
- xiii) Optimize the long-term availability and use of land, resources, infrastructure and public service facilities.”

(Clauses x) to xiii).added by OPA 438 Dec. 17/09)

**2.7.3.
Support for
Economic
Development
Strategy**

It is the intent of City Council to support the Vision and Goals of the Economic Development Strategy through the Official Plan and its implementing mechanisms to the extent that the Strategy relates to growth management and land use planning policy.

**2.7.4.
Protection of
Employment
Lands**

Council will support the protection of existing employment lands in the City, including lands that are designated for manufacturing, warehousing, offices, and their associated retail and ancillary facilities. Proposals to permit the conversion of lands within employment areas to non-employment uses may only be permitted through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term, and that there is a need for the conversion.

(Section 2.7.4. added by OPA 438 Dec. 17/09)

2.8.

COMMUNITY SERVICES PLAN

The London Community Services Plan was adopted by City Council in September of 1995 as a means of guiding the planning and delivery of social services. The 2007 – 2010 Council Strategic Plan identifies Community Vitality as one of its strategic priorities.

(Section 2.8 amended by OPA 438 Dec. 17/09)

**2.8.1.
Community
Services Plan
Vision
Statement**

The Community Services Plan Vision Statement is as follows:

Londoners want a safe, healthy accessible and inclusive community and a range of services to develop the body, mind and spirit of all its citizens.

(Section 2.8.2. amended by OPA 438 Dec. 17/09)

**2.8.2.
Community
Services
Plan Goals**

The Community Services Plan identifies a series of goals relating to the following range of community services:

- artistic, cultural and recreational opportunities that are available, affordable and accessible;
- education, training and information for daily living, community

leadership, employment and career development;

- promotion of personal and community health;
- accessible, affordable and safe housing;
- protective services for a safe and secure community;
- social services for a safe and secure community; and
- transportation services for safe and efficient movement of people and goods.

(Section 2.8.2. amended by OPA 438 Dec. 17/09)

**2.8.3.
Support for
Community
Services Plan**

It is the intent of City Council to support the Vision and Goals of the Community Services Plan through the Official Plan and its implementation mechanisms to the extent that the Plan relates to growth management and land use planning policy.

2.9.

ENVIRONMENTAL PLANNING

INTRODUCTION

In the 2007 – 2010 Council Strategic Plan, Environmental Leadership is identified as a strategic priority. There are three dimensions to the environmental policies in this Plan. First, London is committed to sustaining and enhancing its rich natural heritage. Second, Londoners must be safe from natural and human-generated hazards. Third, to ensure a sustainable future, the City is committed to conserving natural resources.

(Section 2.9. amended by OPA 438 Dec. 17/09)

**2.9.1.
Natural
Heritage**

London's heritage is very much a "natural" heritage. The City is located near the northern limit of the Carolinian forest region - the most fertile and biologically diverse natural environment in Canada. Prior to European settlement, the landscape was dominated by forests of maple, oak, white pine, ash and basswood. It also contained marshes, swamps, open plains, tall grasslands and corn fields, which were being actively managed by Aboriginal peoples. The economy of the early settlers was forest based. This soon gave way to agriculture, and from this agricultural base, land use in London has become increasingly more urbanized.

While very little of the original landscape remains, there is a framework of naturally vegetated areas, natural features, corridors and ecological functions, mostly associated with the City's valleys, ravines, and moraines, that can form the basis of a natural heritage system for London.

The significant natural features that contribute to the Natural Heritage System are delineated on Schedule "B1" – Natural Heritage Features and may designated as Open Space on Schedule "A" - the Land Use map. Other natural areas may be added to the Open Space designation and form part of the Natural Heritage System if warranted on the basis of

future studies. The City will seek to improve the quality of the Natural Heritage System over the planning period by strengthening linkages and mitigating the negative impacts of activities that impact on the system.

The Natural Heritage System is also an important recreation and aesthetic resource for the City. The Thames River Valley, in particular, is closely linked with the City's history and identity. It is a patchwork of public parks and recreational areas, private open space, natural areas and public infrastructure. This multi-functional role of the Thames River Valley will continue to be supported by the City over the long term.

(Section 2.9.1. amended by OPA 438 Dec. 17/09)

**2.9.1.2.
Hazard
Protection**

The hazard protection policies in this Plan are concerned with ensuring public health and safety. Natural hazards areas, such as floodplains, lands susceptible to erosion and unstable slopes, are identified. So, too, are human generated hazard areas such as contaminated lands and abandoned oil and gas wells. Appropriate policies are provided to ensure that hazards are generally located and avoided, non-structural solutions are promoted and in cases where limited development is permitted, the hazards are properly mitigated to protect public health and safety.

The Natural Heritage and Hazard Protection policies are closely interrelated. Some of the lands within the Natural Heritage System play an integral role in protecting persons and property from natural hazards.

(Section 2.9.1.2. amended by OPA 438 Dec. 17/09)

**2.9.1.3.
Resource
Conservation**

London was built on natural resources and we continue to use these resources in all of our activities. For the benefit of present and future generations, the City of London is committed to using natural resources wisely and efficiently.

Section 2.9.1.3. amended by OPA 438 Dec. 17/09)

Resources come in many forms. This Plan addresses energy use, water conservation, waste management, transportation, aggregate resources, petroleum and mineral resources, as well as strategies for the efficient utilization of land in the City.

Resource conservation policies are often complementary. For instance, achieving a compact urban form could reduce energy use, lessen demands on the transportation system, reduce the amount of servicing infrastructure required and avoid the loss of natural features and ecological functions.

**2.9.2.
Environmental
Goal**

It is a goal of this Plan to:

- i) Promote a healthy natural environment in London;
- ii) Protect and enhance the Natural Heritage System for the benefit of present and future generations of Londoners;
(Clause ii) amended by OPA 438 Dec. 17/09)
- iii) Reduce risk to public health and safety from natural and human generated hazards; and

- iv) Conserve natural resources for the benefit of present and future generations of Londoners.

**2.9.3.
Environmental
Strategies**

Council will consider the following strategies in the pursuit of the Environmental Goal:

**Natural
Heritage**

- i) The City will promote an ecosystem approach to environmental planning. An ecosystem approach to environmental planning means:

The ecosystem is defined as a community of living co-existing organisms (including human kind) and the non-living physical and chemical environment in which that community lives. Thus, there is a constant interaction and interdependence between the living and non-living components of the ecosystem. The dynamics of the environment allow for variations in key factors. Indeed, one attribute of an ecosystem is that it is constantly changing.

The concept of an ecosystem can be applied at any level of scale - a wetland, a tributary, or the entire watershed. The ecosystem approach is particularly applicable to land and water management studies because it integrates physical, chemical and biological information, so all of the factors are considered at each scale, in assessing overall environmental quality.

This ecosystem approach to environmental planning has been used in the Subwatershed Planning Studies to develop a Natural Heritage System for the City. Recognizing that natural heritage areas are valued for the natural features they contain and the ecological functions they perform, the City will utilize area planning processes, environmental impact studies and guideline documents to ensure that natural heritage areas are evaluated and protected both individually and cumulatively as part of an interrelated Natural Heritage System.

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

- ii) The City shall encourage a net gain in environmental quality through the implementation of the Official Plan. The City shall develop and implement monitoring programs to measure changes in environmental quality and assess the effectiveness of the Official Plan's environmental goal, objectives and policies.
- iii) The City shall promote the rehabilitation of degraded ecosystems throughout the municipality and support appropriate rehabilitation works identified through the Subwatershed Planning Studies, community planning processes, or other environmental studies. Rehabilitation works may be undertaken in co-operation with landowners and other agencies and interest groups.
- iv) The City recognizes the Thames Valley Corridor as its most

important natural, cultural, recreational and aesthetic resource. The City shall prepare a Thames River Valley Corridor Plan to optimize the multi-functional role of the river valley system in the City over the long term future.

- v) The City shall encourage, support and initiate, as appropriate, public education and awareness initiatives for the protection, rehabilitation and enhancement of the Natural Heritage System.
- vi) The City shall, in consultation with other agencies and groups, identify and promote appropriate non-regulatory measures, such as land trust and land stewardship initiatives, which will support the natural heritage objectives and policies contained in this Plan.
- vii) The City shall participate in, the implementation and monitoring of the Subwatershed Planning Studies in conjunction with other agencies. A multi-stakeholder implementation committee may be established to co-ordinate this process.
(Clause vii) amended by OPA 438 Dec. 17/09)
- viii) The City shall encourage innovative development patterns and techniques which support and strengthen the Natural Heritage System.
- ix) The City may require that any planning processes or studies involving the identification or evaluation of Natural Heritage System components include pre-consultation with the appropriate agencies.
- x) The City shall minimize the risk to public safety and to property by restricting development within areas identified by the Conservation Authorities as being susceptible to natural hazard processes such as flooding and erosion. In general, new development will be required to locate and avoid natural hazards, and development will be required to locate and avoid natural hazards, and redevelopment and infill development will be required to properly characterize and properly mitigate the natural hazard.
(Clause x) amended by OPA 438 Dec. 17/09)
- xi) The City may permit the use of flood plain or hazard lands for recreational uses where the effects and risk to public safety are able to be managed or mitigated in accordance with Provincial policies. Stormwater management facilities that are acceptable to the City, the Conservation Authority having jurisdiction and the Ministry of the Environment may be permitted on flood plain lands where the hazard can be safely addressed, and where it is clearly demonstrated through an environmental assessment process under the Environmental Assessment Act that it is the preferred location for the facility. The relevant policies in Section 15 will apply if recreational uses or stormwater facilities are proposed on flood plain lands that comprise part of the Natural Heritage System.”

**Hazard
Protection**

(Clause xi) deleted and replaced by Ministry Modification #4, December 17/09)

- xii) To reduce the risk to public safety and property due to erosion and slope instability, the City in cooperation with the Conservation Authority having jurisdiction, shall ensure that natural hazard processes are allowed to occur naturally, or are mitigated in cases where existing development is at risk. In the limited cases where a development or use is permitted within erosion hazard areas, the proposed development will be subject to detailed assessment and mitigation measures, or appropriate development restrictions.

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

- xiii) To reduce the risk to public safety and property due to riverine flooding the City, in cooperation with the Conservation Authority having jurisdiction, shall ensure that flood plain storage and conveyance processes are maintained. In the limited cases where development or use is permitted within the flood plain, the proposed development will be subject to detailed assessment and mitigation measures, or appropriate development restrictions.

(Clause xiii) added by OPA 438 Dec. 17/09)

- xiv) The City shall restrict development in the vicinity of human generated hazards such as abandoned oil and gas wells, suspected contaminated sites and closed landfill sites until it is demonstrated that such development does not cause an unacceptable risk to public health and safety.

- xv) The City shall ensure that development involving uses that are sensitive to noise, air emissions or odour impacts is appropriately protected from sources such as operating landfill sites, transportation corridors, airports and sewage treatment plants.

(Clauses xiv) and xv) renumbered by OPA 438 Dec. 17/09)

Energy and Air Quality

- xvi) The City shall promote energy conservation and improved air quality by:

Conservation

- (a) initiating, participating, and cooperating in energy conservation and air quality improvement programs, including public education and awareness programs;
- (b) encouraging denser, contiguous development: intensification of existing built up areas and the efficient use of existing infrastructure;
- (c) incorporating energy conservation measures into site design, and into the design, construction and renovation of buildings, including the application of L.E.E.D. certification standards;
- (d) encouraging the use of walking, bicycling, public transit and car pooling as alternatives to private automobile use;

(Clause xvi (c) modified by Ministry Modification #5 Dec. 17/09)

- (e) encouraging the planting of native trees;
- (f) focusing major employment, commercial and other travel intensive land uses on sites that well served by existing or planned public transit service, and which facilitate the establishment of public transit;
- (g) improving the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; and
- (h) promoting design and orientation of subdivisions and developments, which maximize the use of alternative or renewable energy systems, such as solar and wind energy, at appropriate locations.”

(Clause xvi) renumbered , amended and (e) to (h) added by OPA 438 Dec. 17/09)

xvii) The City will develop an energy conservation and air emission reduction strategy to:

- (a) minimize energy use and expenditures for buildings, vehicles and equipment owned and operated by the City;
- (b) reduce energy use and expenditures for the operation of water supply and sewage treatment systems;
- (c) promote multi-sector, community wide reductions; and
- (d) promote the development of alternative and renewable energy systems, and facilities that meet the requirements for L.E.E.D. certification.

(Clause xvii (d) added by OPA 438 Dec. 17/09)

Water Conservation

xviii) The City shall promote water conservation by:

- (a) initiating, participating, and cooperating in conservation programs, including public education and awareness programs;
- (b) developing a water efficiency and conservation strategy for the City;
- (c) encouraging denser contiguous development, intensification of existing built up areas and the efficient use of existing water/sewerage infrastructure;
- (d) encouraging the re-use and multiple uses of treated water, including treated stormwater, and
- (e) encouraging the planting of native trees, shrubs and other ground vegetation for temperature reduction and

infiltration.

(Clauses xviii (d) and (e) added by OPA 438 Dec. 17/09)

**Waste
Reduction**

- xix) The City shall support the reduction, reuse, recycling and recovery of materials from waste by:
- (a) initiating, participating and cooperating in reduction programs, including public education and awareness programs;
 - (b) cooperating with surrounding municipalities to develop a long term strategy to reduce, reuse, recycle and recover materials from recycled waste, and to address available technologies for the use and/or disposal of waste;
 - (c) reviewing development proposals which may potentially generate or store hazardous waste and ensuring that the location and operation of such developments will not adversely affect the health and safety of the public and the natural environment; and
 - (d) encouraging development proposals to provide adequate waste disposal, recycling and composting facilities, and support innovative waste collection and diversion programs.

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

**Pesticide Use
Reduction**

- xx) The City shall promote a reduction in pesticide use through:
- (a) adoption of a by-law designed to regulate and limit or prohibit the use of pesticides on all public and private property, except under certain conditions;
 - (b) undertaking a monitoring program to evaluate the impact of the by-law; and
 - (c) promoting alternative products and methods to maintain healthy lawns and gardens.”

(Clause xx) added by OPA 438 Dec. 17/09)

**Aggregate
Resources**

- xxi) The City shall protect aggregate resource areas by:
- a. restricting land uses which are incompatible with possible future extraction of identified aggregate resources; and
 - b. ensuring that, where feasible, aggregate resources are extracted prior to development.
- xxii) The City shall encourage the integration and co-ordination of pit rehabilitation plans in keeping with the intended long term use of these areas.

**Mineral and
Petroleum
Resources**

xxiii) The City will permit the exploration and development of potential mineral and petroleum resources in keeping with provincial legislation.

2.10.

AGRICULTURAL LAND FARMING AND THE RURAL COMMUNITY

INTRODUCTION

Agriculture and farm-related businesses and industries form a major component of the local and regional economy. The highly productive land that supports this industry is a significant non-renewable resource for the City of London.

Approximately 70% of the lands added to the City in 1992 are designated for agricultural use and 90% of this land has a Class 1 through Class 3 soil capability for agriculture. There are approximately 350 farms within the City directly employing over 600 people and indirectly supporting food processing industries, farm machinery businesses and other activities that employ many more area residents.

The total value of farm production in Middlesex County in 1990 was \$417 million. The City of London and the adjacent municipalities accounted for approximately 42% of total farm production. Agriculture in the City is a mix of field crop production, dairy and livestock operations and small pockets of fruit and vegetable production.

Farming is big business requiring large investments, a high degree of risk, long term planning and responsible management of the land resource. Increasingly this business is subject to fluctuations and uncertainty due to market changes, trade practices and competition on a global scale. The resulting trends in our area include the consolidation of farms into fewer, larger farm units to achieve economies of scale; a growing complexity and sophistication of land management and farm operations; and a declining farm population. It is important that the agricultural industry be allowed the flexibility to adjust to changing conditions, while protecting it from various threats that impede farm operations. These threats to agriculture in the City of London include the increased pressure for non-farm related uses in rural areas which may constrain agricultural practices, fragment land ownership, inflate agricultural land prices and contribute to land use compatibility problems. They also include the potential for a higher incidence of vandalism, illegal dumping, trespassing and non-local traffic that can be associated with the proximity of farms to a large urban area.

The City of London Strategic Plan recognizes the contribution of the agricultural industry and land resource to London's economy, heritage and quality of life. It accepts the need to conserve agricultural land protect the viability of farming and promote a better public understanding of the importance and needs of agriculture. Through the Official Plan, land use will be managed so that agriculture is recognized and maintained as a long term use of land within the City. The implications of land use change for agriculture and the potential impacts of agricultural operations on non-farm land uses will be fully considered.

**2.10.1.
Agricultural
Goal**

It shall be a goal of the City of London to conserve agricultural land protect the viability of farms and farm-related industries and maintain the quality of rural life for the benefit of all.

**2.10.2.
Agricultural
Strategies**

Council will consider the following strategies in the pursuit of the Agricultural Goal:

- i) conserve agricultural land within the City of London as a valuable, limited and non-renewable resource;
- ii) protect the productivity of farmland for agricultural production in recognition of our responsibility to the global community and future generations;
- iii) protect the long term viability and stability of agriculture by accepting that agriculture should be a permanent use of land within the City;
- iv) encourage economic development and research opportunities that add to the valuable contribution that the agricultural sector makes to the local and regional economy, including the potential for secondary farm income opportunities;
- v) ensure that the rural community has access to all social services, including recreational programs, and that protective services are provided at a comparable service level to the rest of the City;
- vi) provide infrastructure in a responsible manner to ensure adequate levels of service including water, hydro, and roads designed to minimize conflicts between non-rural traffic and agricultural related vehicles;
- vii) encourage effective farm management practices which are practical and environmentally responsible by supporting farm stewardship incentive programs and initiatives aimed at reducing erosion; promoting the responsible use of pesticides; improving energy conservation; preserving and enhancing topsoil and effective nutrient management; promoting the conservation of woodlots and wetlands; and encouraging the preparation and implementation of Environmental Farm Plans;
- viii) allow small scale development opportunities in rural settlement areas which are supportive of agriculture and sensitive to rural heritage, lifestyle and character;
- ix) support legislation by senior levels of government that protects the viability of farming;
- x) promote the infill and intensification of development in urban areas to minimize the amount of farmland required for urban growth purposes;

- xi) maintain a compact continuous urban form that avoids the envelopment or fragmentation of agricultural areas; and
- xii) support the long term viability of farms by discouraging the fragmentation of farm holdings and supporting the consolidation of small parcels.

2.11.

TRANSPORTATION PLANNING

INTRODUCTION

The policies in this Plan reflect the City's intent to provide a safe, efficient and integrated transportation system. This is consistent with the 2007 – 2010 Council Strategic Plan in which a Progressive Transportation System is named as a strategic priority. The transportation system has evolved over time according to changes in technology, economy and lifestyle. The City monitors these changes and periodically undertakes an update of its long term transportation requirements and priorities. The most recent update was the Transportation Master Plan which was adopted by City Council in June of 2004. The Transportation Policies in Chapter 18 of this Plan have been revised according to the recommendations of the Transportation Master Plan.

Transportation Principles form the strategic basis for Transportation Master Plan and Policy development. The Principles are not intended to fully describe associated needs and actions. This is done through further development of plans and policies required to implement each Principle.
(Section 2.11. amended by OPA 438 Dec. 17/09)

2.11.1. Transportation Planning Goal

It is a goal of this Plan to provide an integrated transportation system that allows for the safe and efficient movement of people and goods throughout the municipality and provide linkages to the regional, provincial and national transportation network; support the City's strategies for economic development, growth management, urban structure and a healthy environment; and promoted alternative modes of travel that will reduce dependency on the private automobile.

The goal of the Transportation Master Plan is to provide a strategic framework for the existing and future transportation needs within the planning horizon for the City of London and to assist with implementing the transportation policies of the City.

(Section 2.11.1. amended by OPA 438 Dec. 17/09)

**2.11.2.
Transportation
Planning
Principles**

The development of the transportation system in the City of London shall be directed towards the following principles:

- i) Optimize Arterial Network Capacity – Maximizing the operational capacity of signalized intersections and improving access management along major routes before investing in new major capital improvements;
- ii) Select Achievable Level of Service (LOS) Targets – Incorporate LOS achievable targets to meet travel demands in the London context, including re-considering the Transportation Demand Management (TDM) and LOS targets previously set in the 1994 Transportation Plan Review;
- iii) Ensure Transportation Improvement Affordability – Prioritize recommended system improvements, including structural, operational and TDM measures, in order to respond to any funding limitations or targets established by the City;
- iv) Ensure Transportation System Sustainability – using service-based solutions involving TDM, combined with capacity-based solutions involving road widening, extensions, new roads, alternative modes of transportation, including public transit, pedestrian and bicycle circulation; and
- v) Ensure Roadway Network Enhancement Achievability – Consider transportation planning strategies that are feasible and reasonable in the London context over the next twenty years based on Official Plan policy, Provincial Policy Statement, expected impacts, public response, cost, regulatory restrictions and designated environmentally significant areas.”

Section 2.11.2. added by OPA 438 Dec. 17/09)

**2.11.3.
Transportation
Strategies**

Council will consider the following strategies in the pursuit of the Transportation Goal:

- i) provide for the maintenance and improvement of the existing road network to facilitate the safe and efficient movement of people and goods within and through the City and to achieve targeted levels of service;
- ii) provide for the protection of planned and proposed road alignments and corridors to meet the transportation needs of the City associated with growth within and beyond the population horizon of the Transportation Master Plan;
(Clause ii) amended by OPA 438 Dec. 17/09)
- iii) promote and encourage strategies as identified in the Transportation Master Plan that are integral to the realization of modal split targets and a healthy environment;
(Clause .iii) amended by OPS 438 Dec. 17/09)

- iv) improve accessibility to the Downtown and other major destinations through a safe, efficient and integrated system of bicycle routes and pedestrian paths;
- v) promote increased public transit use with supportive land use and parking policies, and service level improvements;
- vi) in partnership with the Counties of Middlesex and Elgin and neighbouring municipalities, pursue the development of transportation linkages in a regional and provincial context, to complete and regional transportation system; and
- vii) collaborate and co-operate with the Province, Counties of Middlesex and Elgin and adjacent municipal jurisdictions, to ensure that area-wide transportation issues are addressed in a comprehensive and coordinated manner.

(Clauses v), vi) and vii) amended by OPA 438 Dec. 17/09)

2.12. DOWNTOWN REVITALIZATION

2.12.1. Introduction

The Downtown is the historical, cultural, institutional and economic heart of the City and its long term vitality is emphasized in the London Strategic Plan and in this Official Plan. A majority of Londoners are concerned about the safety, appearance and economic health of the Downtown and City Council has responded with a number of initiatives to address these concerns. Co-operative efforts between the City and the Downtown community involving a broad range of achievable and affordable enhancements and incentives are viewed as the key to successful Downtown revitalization.

2.12.2. Downtown Goal

It is a goal of this Plan to promote Downtown revitalization and to strengthen the role of the Downtown as the historic, cultural, institutional and economic heart of the City and region.

**2.12.3.
Downtown
Strategies**

Council will consider the following strategies in the pursuit of the Downtown Revitalization Goal:

- i) promote the location of entertainment and cultural facilities within the Downtown area;
- ii) promote residential development within the Downtown;
- iii) improve the accessibility of the Downtown by all modes of transportation;
- iv) provide incentives for the retention and improvement of heritage structures, streetscapes and open spaces;
- v) promote a high standard of design for Downtown development and public spaces that is conducive to a safe and attractive pedestrian environment; and
- vi) involve landowner, business operator, resident and service provider interests in the process of preparing plans, policies and programs for Downtown revitalization.

2.13.

HOUSING AND COMMUNITY DEVELOPMENT

INTRODUCTION

Londoners identify with their communities and place a high priority on the protection of community character. Streetscapes, open spaces, community facilities and the mix of land uses contribute to the character and function of communities. It is the intent of the Official Plan to meet the City's need for sufficient and affordable housing through the protection and maintenance of these existing communities and through the development of new communities that are planned and designed to foster a sense of identity and belonging for their residents.

(Section 2.13. amended by OPA 438 Dec. 17/09)

**2.13.1
Housing and
Community
Development
Goals**

The following goals of this Plan are intended to promote housing and community development:

- i) To promote the development and protection of attractive, functional, efficient and diverse communities that will satisfy the City's projected housing needs.
- ii) Consistent with the *Provincial Policy Statement* and the *Affordable Housing Strategy for the City of London (2005)*, a target has been established for the provision of 1,200 additional dwelling units to be created by December 31, 2010 which are affordable to Low- and Moderate-income Households. This target may be met using all available programs from other levels of government and sponsorship opportunities with public and private agencies, subject to the policies of section 12.2.1. x) of this Plan.

- iii) To meet the core housing needs of those vulnerable households that are unable to participate in the private housing market.
- iv) To achieve a City where all members of the community have access to housing that is safe, secure and suitable to their needs and ability to pay.

(Section 2.13.1. renumbered and amended by OPA 438 Dec. 17/09)

2.13.1.1. Housing Stock Retention Goal

It is a goal of this Plan to encourage the provision and adequacy of affordable dwelling units by:

- i) Promoting the retention and maintenance of the City's inventory of social housing stock comprised of non-profit, co-op and public housing; and
- ii) Promoting the retention and enforcing a by-law on standards for the maintenance of private rental units that are affordable to Low- and Moderate-income Households.

(Section 2.13.1.1. added by OPA 438 Dec. 17/09)

2.13.2. Housing and Community Development Strategies

Council will consider the following strategies in the pursuit of the Housing and Community Development Goals:

- i) Land use intensification within existing communities will be controlled so that it contributes to the efficient use of existing services and infrastructure while maintaining compatibility with streetscapes and other aspects of neighbourhood character;
- ii) planning for the provision of facilities for public services shall be integrated with the community planning process;
- iii) new communities will be planned to accommodate a mix of housing types and affordability; and
- iv) neighbourhoods and communities will be actively consulted in the review of planning applications or studies that may affect their area.
- v) The City will undertake a biennial Housing Monitoring Report subject to the policies of 12.2.4. of this Plan.

(Section 2.13.1. renumbered, amended and Clause v) added OPA 438 Dec. 17/09)

2.14.

HERITAGE AND URBAN DESIGN

INTRODUCTION

Heritage structures, streetscapes, landscapes, open spaces and historical and archaeological resources contribute to the cultural identity of London and to the quality of life that is enjoyed by its residents. These resources are an important component of community character and urban form. New buildings and private and public open space development also contribute to urban form and appearance, and the design of these buildings and spaces is important not only to their functionality, but also to the appearance and liveability of the community within which they are located.

(Section 2.14. amended by OPA 438 Dec. 17/09)

2.14.1. Heritage Goal

It is a goal of this Plan to promote the conservation of the City's historical, architectural, archaeological, cultural and natural heritage resources and to enhance the contribution of these resources to the form and character of the City.

Section 2.1.4. renumbered by OPA 438 Dec. 17/09)

2.14.2. Urban Design Goal

It is a goal of this Plan to promote, a high standard of architectural, landscape and community design that is sensitive to the character of the surrounding uses and streetscapes, conducive to pedestrian accessibility, safety, circulation and use, and that provides for the protection of significant natural features.

(Section 2.14.2. renumbered and amended by OPA 438 Dec. 17/09)

2.14.3. Heritage Strategies

City Council will consider the following strategies in pursuit of its Heritage Goal:

- i) identify heritage resources and establish priorities for their protection and acquisition;
- ii) promote public awareness of heritage resources and values, and encourage owner interest in the protection and improvement of identified heritage resources through the involvement of the London Advisory Committee on Heritage;
- iii) implement and maintain the City of London Archaeological Master Plan; and
- iv) incorporate heritage resource identification and impact evaluation into the preparation and review of secondary plans and major development proposals within the urban area.

(Section 2.14.3. renumbered by OPA 438 Dec. 17/09)

2.14.4. Urban Design Strategies

Council will consider the following strategies in pursuit of its Urban Design Goal:

- i) achieve a high standard of design in municipal projects that is

consistent with the Urban Design strategies and principles of this Plan;

- ii) prepare urban design guidelines that are appropriate for the City of London. Where appropriate, these guidelines may be specific to the various communities that comprise the municipality; and
- iii) encourage community design that is conducive to the provision and use of transit services.

(Chapter 2 deleted and replaced by OPA No. 88 - OMB Order No. 2314 - 99/12/23)
(Section 2.14.4..renumbered by OPA 438 Dec. 17/09)

2.15.

THE CREATIVE CITY

INTRODUCTION

The City of London shall promote policies and initiatives to encourage a diverse, vibrant and creative environment which is appealing to younger people, and promotes a culture of entrepreneurship, economic growth, and personal expression. A “Creative City” is linked to the City’s economic prosperity and growth. Industries such as high tech, research, arts, culture, entertainment, computers, software, development, small start-up businesses, science, medicine and sports are all components of the Creative City.

The City of London embraces diversity, and the celebration of our past, present and future. The City of London recognizes the importance of our built heritage and natural environment, and provides opportunities for all residents to fully participate in the future of our City, and engages its citizens at work and play.

2.15.1. Creative City Goal

It is a goal of this Plan to continue to become a Creative City by creating a dynamic urban fabric that encourages diverse and vibrant neighbourhoods, provides opportunities for employment, promotes high development standards, and the preservation of our built and natural heritage. The concept of the Creative City shall be a consideration in the preparation of Area Plans, subdivision plans, site plans and building plans.

2.15.2. Creative City Strategies

City Council will consider the following strategies in pursuit of its Creative City Goal:

- i) encourage community and neighbourhood design that provides opportunities to live, work and play in mixed use development;
- ii) promote and support economic development initiatives and entrepreneurship related to “new economy” businesses and services;
- iii) Increase employment opportunities for graduates of London’s major educational institutions and new Canadians to promote a diverse and educated workforce;
- iv) support the retention of London’s unique neighbourhoods;
- v) lead by example through high quality urban design and the creation

- vi) of liveable places in all public infrastructure projects;
encourage the use of innovative technologies, energy efficiency and water efficiency in the design and development of new neighbourhoods and buildings;
- vii) promote the retention, rehabilitation and reuse of our built heritage resources;
- viii) preserve and enhance our natural heritage resources;
- ix) encourage the installation of public art as part of both public and private development projects.

(Sec. 2.15. added by OPA 438 Dec. 17/09)