



# THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.



London  
CANADA



## RETHINK LONDON

*The London Plan* emerged from a community conversation with thousands of Londoners to set new goals and priorities and to shape the growth, preservation and evolution of our city over the next 20 years.



## THE LONDON PLAN

Throughout our history, Londoners have responded to challenges with key decisions that have shaped our community into what it is today. How can we all prosper? How can we attain an exceptional quality of life? How should we grow? Where will new investment come from? How can we protect what is most important to us? How should we expend our resources?

London is beginning a new chapter in its history where these and many more questions are again being confronted by its residents. For two years, thousands of Londoners participated in the ReThink London process - a widespread community discussion which, at its core, focused on the fundamental question "what kind of city do we want to live in 20 years from now?"

With dozens of alternative ways to participate in this process, Londoners of all ages and lifestyles attended over 100 ReThink London events, responded to surveys, chatted on social media, provided their opinions and engaged their families, friends, work colleagues, and fellow residents in this city-building discussion. In doing so, Londoners collectively developed a vision for their future – one that they aspire to achieve by the year 2035.

# OUR TEN BIG MOVES

1. Shaping our City around rapid transit
2. Planning for exceptional places and spaces
3. Regenerating our urban main streets
4. Growing inward and upward
5. Building a city that attracts talent and investment
6. Giving real and attractive mobility choices – walking, cycling and transit
7. Creating a cosmopolitan city – one that is culturally rich and diverse
8. Building strong and healthy neighbourhoods for everyone
9. Planning a smart city – connecting London to the world
10. Building one of the greenest cities in all of Canada



## OUR CHALLENGE

Londoners made it clear that the way we plan our city for the future must change. *The London Plan* is designed to address and plan for the new challenges we face.

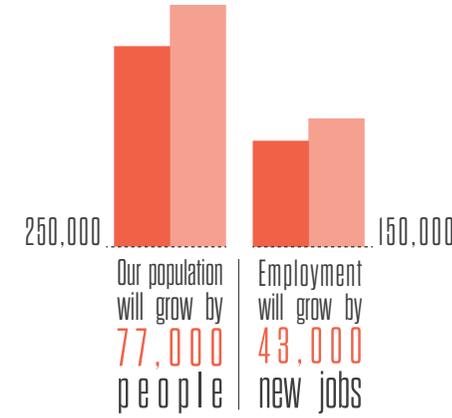
### OUR CHALLENGE

London's population will increase substantially over the next 20 years. We forecast that our city's population will grow by over 77,000 people and our employment will grow by 43,000 net new jobs between 2015 and 2035. It is possible that growth could be higher if London is able to exceed our forecasts of net migration. Where will these people come from and what opportunities will they generate? How will these new jobs be created? What kind of housing will we need to accommodate all Londoners?

A plan of this size and scope will take time to be realized. The Plan will continue in place through changes in civic and community leadership. While it is anticipated that the Plan's vision will remain firm until the next plan is prepared in 2035, the policies of *The London Plan* will be monitored and adjusted over time to adapt to a changing context.



1 IN 3 Londoners are **MILLENNIALS**: born between 1980 and 2000

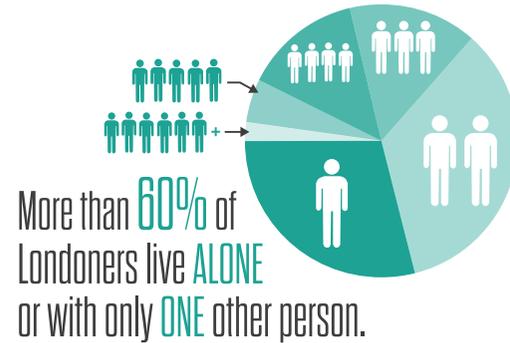


Approximately **1 in 3** people in the labour force will be **FOREIGN-BORN**

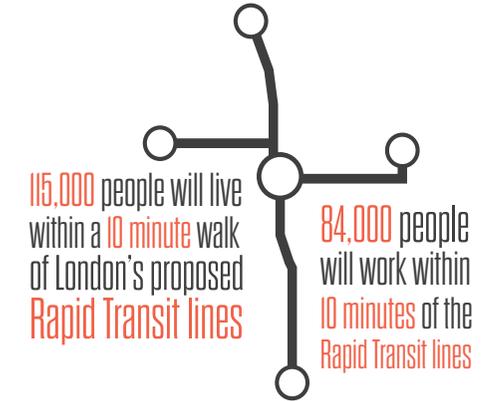
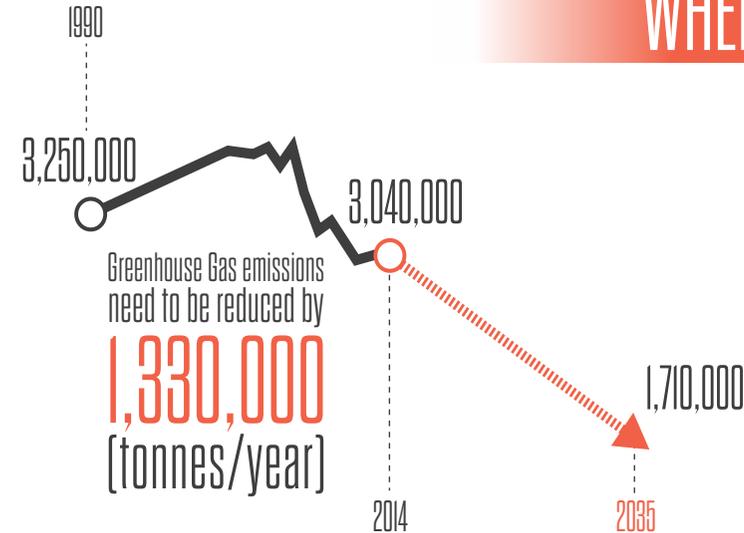


**1 IN 3** Londoners will be **55** or older

## WHERE ARE WE NOW?



## WHERE WILL WE BE IN 2035?



# OUR STRATEGY

*The London Plan* has been established on a foundation of values, a clear vision and eight key directions that will guide City Council's planning and city building activities.

## VALUES

The following values will guide how we undertake our planning processes as a municipality:

- 1. Be accountable** – The decisions City Council makes will conform with *The London Plan*. Being open and transparent in its decision making will allow all Londoners to see that the values, vision, and priorities of the Plan are being adhered to in every decision City Council makes.
- 2. Be collaborative** – To achieve our goals, City Council will take a collaborative approach to planning, working with stakeholders such as neighbourhoods, developers, government agencies, and members of the general public.
- 3. Demonstrate leadership** – City Council will provide leadership within the community to implement *The London Plan*, providing guidance and inspiration in all of their processes and decision making.
- 4. Be inclusive** – City Council will employ genuine and effective public engagement techniques to include all Londoners in planning processes. Council will consider all Londoners in the plans and decisions it makes.
- 5. Be innovative** – City Council will place a high value on creativity and innovation in all the planning it does so that we can find new and effective ways to meet the challenges and opportunities that will present themselves to London over the next 20 years.
- 6. Think sustainable** – Financial, social, and environmental sustainability will be an underlying consideration in all of the planning that we do.

## VISION

Our vision will provide focus for all of our planning decisions. We should always ask ourselves whether the decisions that we are making today are propelling us toward this vision that we've collectively established for the London of 2035. *The London Plan* vision is:

London 2035:  
Exciting, Exceptional, Connected



## DIRECTIONS

To effectively achieve this vision, we will collectively need to blend our past planning successes with a new approach. What follows are the key directions that define this new approach. These directions give focus and a clear path that will lead us to the London that we have collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented. These strategies serve as a foundation to the policies of this Plan and will guide our planning and development over the next 20 years.

- #1 Plan strategically for a prosperous city
- #2 Connect London to the surrounding region
- #3 Celebrate and support London as a culturally rich, creative and diverse city
- #4 Become one of the greenest cities in Canada
- #5 Build a mixed-use compact city
- #6 Place a new emphasis on creating attractive mobility choices
- #7 Build strong, healthy and attractive neighbourhoods for everyone
- #8 Make wise planning decisions



## OUR CITY

By acting strategically, we will manage and support growth and change that is in keeping with our key directions and overall vision for London.

### WHAT IS IT?

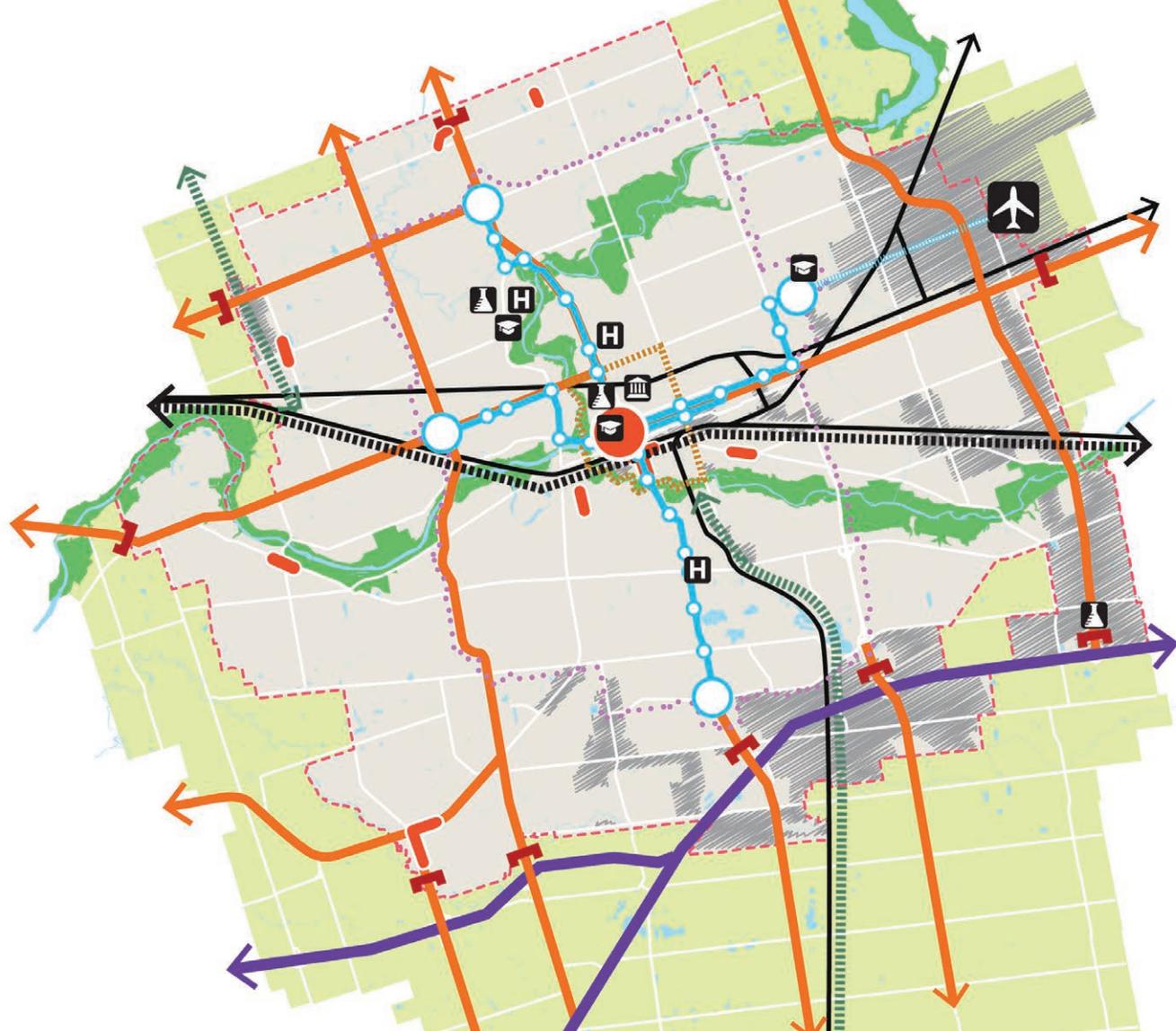
The Our City policies are designed to encourage robust growth in London over the next 20 years and to direct this growth to strategic locations. They plan for infrastructure designed to service and support growth in a way that is sustainable from a financial, environmental, and social perspective.

*The London Plan* policies are intended to support a compact form of development over the next 20 years that can help us achieve our vision. These policies establish a strategy for growth management that the remainder of the Plan will build upon and implement in greater detail.

## THE CITY STRUCTURE PLAN

The City Structure Plan gives a framework for London's growth and change over the next 20 years. It will inform the other policies of this Plan by illustrating the desired future shape of our city within five frameworks:

1. The growth framework
2. The green framework
3. The mobility framework
4. The economic framework
5. The community framework



### LEGEND

- River and Creek System
- Thames Valley Corridor
- Downtown
- Transit Villages
- Employment Areas
- Main Streets
- Rural London
- └┘ Gateway
- Highway
- Major Gateway Streets
- Rail Network
- High Speed Rail
- Rapid Transit Corridors
- Future Rapid Transit Corridors
- Trail Connections
- Central London
- Primary Transit Area
- Urban Growth Boundary
- U University/College
- H Hospital
- C City Hall
- R Research Centre
- A Airport

All of the planning we do will be in conformity with the City Structure Plan, including such activities as investing in public facilities, designing the public realm, constructing street, sewer and water infrastructure, and developing municipal budgets. Planning and development applications will only be approved if they conform with the City Structure Plan.

The composite is a useful tool for understanding how these frameworks relate to one another, but does not diminish the intent of planning for each of these frameworks as described and illustrated in *The London Plan*.



# CITY BUILDING POLICIES

Our city building policies provide the over-arching direction for how we will grow as a city over the next 20 years.

## WHAT IS IT?

While the City Structure Plan sets the framework upon which the city is planned to grow in the future, there are many important topics that we need to address in *The London Plan* to ensure our city grows, over the next 20 years, in the way that we envision. These city building policies provide a platform for growth to support both our vision and our priorities as set out in the Plan.

Our city building policies will set the framework for how we will grow, and the shape, character and form of our city in 2035. These policies establish clear direction for our own projects, as well as those initiated by others.



## CITY BUILDING POLICIES

### #1 CITY DESIGN

The design of our city is shaped by both its natural setting and its built form. The built form includes elements such as streets, streetscapes, public spaces, landscapes and buildings. City design is about planning the built form to create positive relationships between these elements, which influence how we navigate and experience the City.

### #2 MOBILITY

Mobility is the movement of people and goods through, and beyond, the city from one location to another in a safe, accessible, convenient, and affordable manner. We recognize that mobility and land use are inextricably linked. The design of a street and its associated public right-of-way will have a large impact on the use, intensity and form of development that can be supported.

### #3 FOREST CITY

London has been known as *The Forest City* since the mid 1850's and we, as residents, are passionate about our Urban Forest. Our goal is to proactively plan for and manage our Urban Forest. Our desire is to plant, protect and maintain effectively.

### #4 PARKS AND RECREATION

We will plan to create a parks and recreation system that affords all Londoners, regardless of age, ability, culture, income or neighbourhood, the opportunity to participate and share in the benefits of the City's parks and recreational facilities.

### #5 PUBLIC FACILITIES AND SERVICES

Public Facilities and Services have a wide range of influences on our city life, including economic development, safety, innovation, research and development, social connectedness, and health. We will support the development of these facilities throughout London.

### #6 CIVIC INFRASTRUCTURE

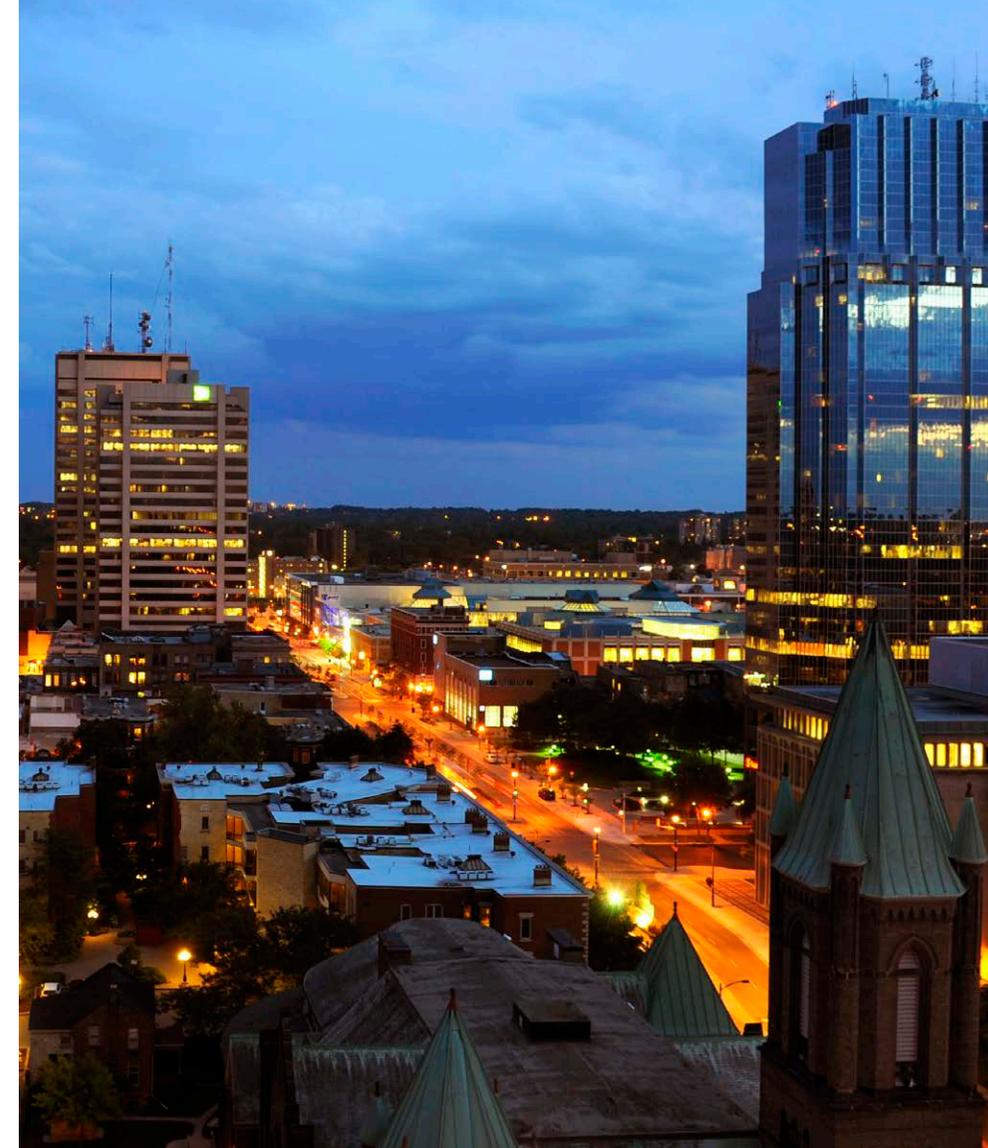
Civic infrastructure delivers the services that make our city run smoothly – providing the water we drink, the power we use, as well as effective management of rainwater, sewage, and solid waste. Provision of reliable, coordinated, and cost-effective civic infrastructure is a primary function of the City.

### # 7 HOMELESSNESS PREVENTION & HOUSING

Providing accessible and affordable housing options for all Londoners is an important element of building a prosperous city. It is critical for the City to prevent homelessness and meet the housing needs of its residents, providing everyone with opportunities for health and wellness.

### #8 CULTURALLY RICH AND DIVERSE CITY

The London of 2035 will build on our strengths of today to elevate London's profile to be known as an important regional cultural centre.





## #9 CULTURAL HERITAGE

Cultural heritage is the legacy of both the tangible and the intangible attributes that our community has inherited from past generations. By conserving our heritage resources for future generations, and incorporating, adapting, and managing them, London's cultural heritage resources define London's legacy and its future.

## #10 SMART CITY

A Smart City is one that uses new forms of information and communications technology to promote economic development, civic innovation, the sharing of data, and a high quality of life. Through city investments, long-term planning initiatives and the review of planning and development applications, action will be taken to design and build our smart city.

## #11 FOOD SYSTEM

A food system refers to all the processes, networks, and infrastructure that are involved with the growth, harvest, processing, packaging, distribution, transport, marketing, sale, serving, consumption, and disposal of food within a city or a region. We will plan for the strengthening of our local food system so that we can grow and consume more of our food locally.

## #12 GREEN AND HEALTHY CITY

It is important that we create a London that is sustainable, vibrant, and prosperous for our future generations. In all of our planning, public projects, and infrastructure investments we will strive to become one of the greenest cities in Canada that offers the highest standard of health and wellness to all those who live here.

## PLACE TYPE POLICIES

For London to be highly prosperous, our city will need to represent a mosaic of outstanding places. These places will have their own unique functions and distinct identities and will offer a multitude of benefits to those who experience them.

### WHAT IS IT?

Our Plan also needs to provide direction for how we will develop different geographic areas within our city – the places that make up London.

Traditionally, Planners have focused on land use when setting plans for geographic areas within a city – often referred to as a “land use designation”. *The London Plan* takes a different approach by planning for the type of place that is envisioned – what this Plan refers to as a “place type”. It seeks to plan highly-functional, connected, and desirable places.

Most place types support a range of intensities and a mix of land uses. This approach connects with many of *The London Plan's* goals, such as supporting infill and intensification, creating complete communities, supporting active mobility and setting the stage for a vibrancy that comes with variety and diversity.

## PLACE TYPES THAT APPLY CITY-WIDE

The majority of place types in *The London Plan* apply to either Urban London or Rural London, but do not apply to both. There are two place types, however, that apply city-wide:

1. Green Space
2. Environmental Review

## PLACE TYPES THAT APPLY TO URBAN LONDON

Urban London includes those lands that are contained within the Urban Growth Boundary. The place types applied to these lands include:

1. Downtown
2. Transit Village
3. Rapid Transit Corridor
4. Urban Corridor
5. Shopping Area
6. Main Street
7. Neighbourhoods
8. Institutional
9. Industrial
10. Future Growth

## PLACE TYPES THAT APPLY TO RURAL LONDON

Rural London includes those lands that are outside of the Urban Growth Boundary. The place types applied to these lands include:

1. Farmland
2. Rural Neighbourhoods
3. Waste Management Resource Recovery Area



### LEGEND

- Green Space
- Environmental Review
- Downtown
- Transit Village
- Rapid Transit Corridor
- Urban Corridor
- Shopping Area
- Main Street
- Neighbourhoods
- Institutional
- Heavy Industrial
- Light Industrial
- Commercial Industrial
- Future Community Growth
- Future Industrial Growth
- Farmland
- Rural Neighbourhoods
- Waste Management Resource Recovery Area
- Urban Growth Boundary

# ENVIRONMENTAL POLICIES

Protection, management and enhancement of the environment is central to all of the planning that we do.

## WHAT IS IT?

Our Environmental Policies provide direction for:

1. The identification, protection, conservation, enhancement, and management of our Natural Heritage System.
2. The minimization of risks associated with Natural and Human-made Hazards.
3. The identification, protection, and conservation of our Natural Resources.

As London grows and develops, the policies for the protection, conservation, enhancement, and management of our Natural Heritage System will ensure that future generations will continue to enjoy our natural heritage features and areas of the city.

These policies all work together to ensure that the City's Natural Heritage System is protected and that development is directed away from areas of significant natural or human-made hazards or natural resources.

## ENVIRONMENTAL POLICIES

### #1 NATURAL HERITAGE

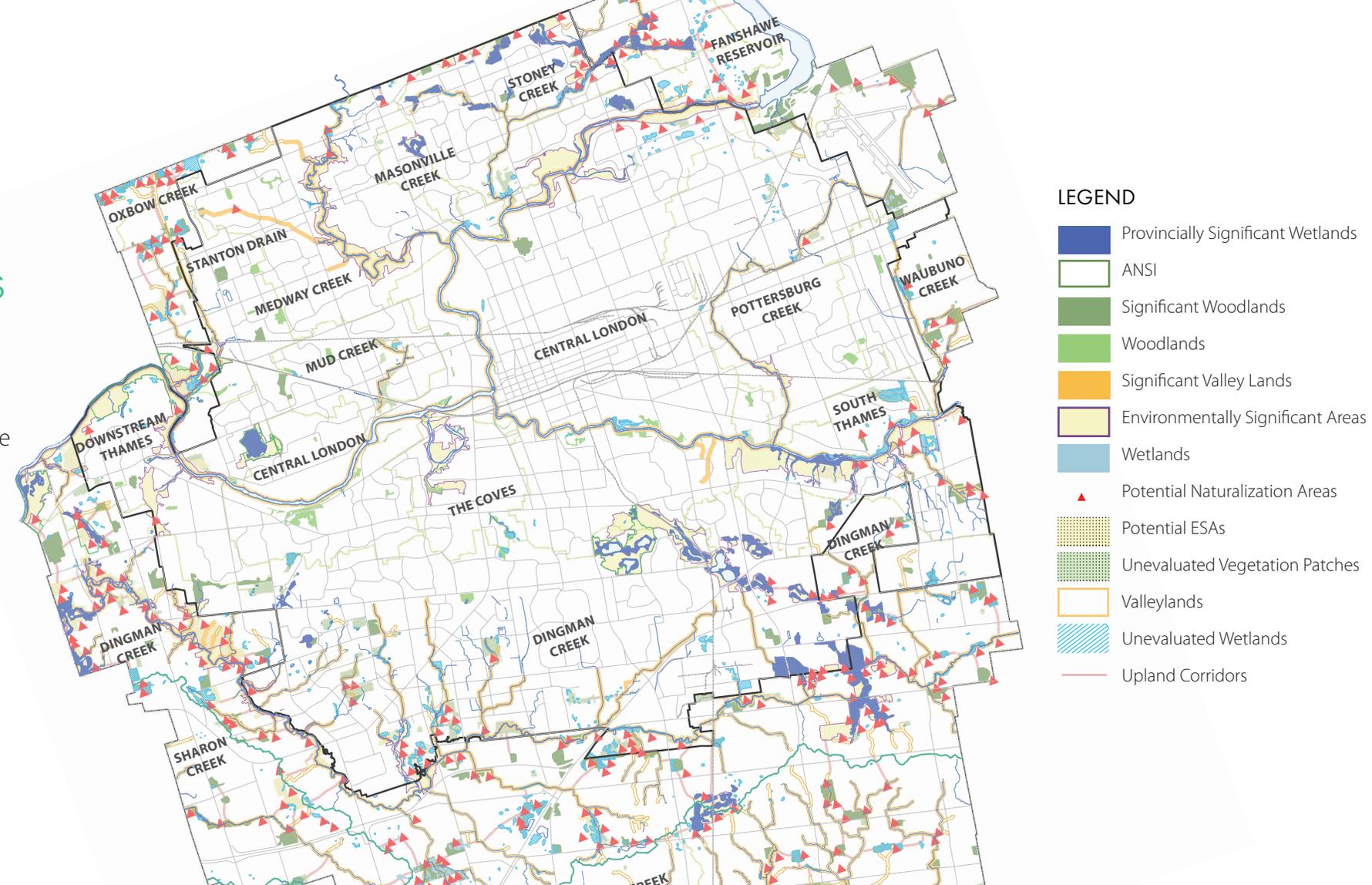
The natural heritage policies establish requirements for the identification, delineation and protection of natural heritage features and areas that form the City of London's Natural Heritage System.

### #2 NATURAL AND HUMAN-MADE HAZARDS

Development shall be directed away from areas of natural and human-made hazards where there is an unacceptable risk to public health or safety, or of property damage and not create new or aggravate existing hazards.

### #3 NATURAL RESOURCES

Natural resources are to be protected to ensure that the resources are available for extraction to support ongoing development and infrastructure needs.





## SECONDARY PLANS

A secondary plan will consist of policies and maps that provide more specific direction than that offered by the general policies of this Plan.

### SECONDARY PLANS

Where there is a need to elaborate on the parent policies of *The London Plan*, or where it is important to coordinate the development of multiple properties, a secondary plan may be prepared by the City of London. Secondary plans will allow for a comprehensive study of a secondary planning area, considering all of the City Building and Environmental Policies of this Plan.

It will also allow for a coordinated planning approach for the secondary planning area and the opportunity to provide more detailed policy guidance for the area, that goes beyond the general policies of *The London Plan*.



## OUR TOOLS

A variety of tools have been afforded by the Province to municipalities to allow for official plans to be effectively implemented. This part of *The London Plan* provides a description of those tools and policies for how they will be applied.

## MAPS

The London Plan includes nine maps:

- Map 1 – Place Types
- Map 2 – High Density Residential Overlay (from 1989 Official Plan)
- Map 3 – Street Classifications
- Map 4 - Active Mobility Network
- Map 5 – Natural Heritage
- Map 6 – Hazards and Natural Resources
- Map 7 – Specific Policy Areas
- Map 8 – Community Improvement Project Areas
- Map 9 – Heritage Conservation Districts and Cultural Heritage Landscapes



**London**  
CANADA

City of London Planning Services  
May 2016