





# SECONDARY PLANS

## PURPOSE OF SECONDARY PLANS

**1556\_** 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*.

## WHERE SECONDARY PLANS MAY BE APPLIED

**1557\_** Secondary Plans may be applied to areas of varying sizes – from large planning districts and neighbourhoods to small stretches of streetscape or even large individual sites. Areas that may warrant the preparation and adoption of a secondary plan include:

1. Areas that have been added to the Urban Growth Boundary and are within a Future Growth Place Type.
2. Areas that require a coordinated approach to subdivision development.
3. Residential neighbourhoods that are experiencing pressure for conversion, infill development, or redevelopment to a higher intensity of use.
4. Residential areas where detailed planning is required to maintain residential stability and character, and to improve neighbourhood amenities.
5. Older industrial areas that are subject to pressures for expansion or transition to other uses.
6. Institutional areas that may be in transition or subject to major redevelopment.
7. Areas that are subject to substantial change as the result of a proposed major development.
8. Commercial areas that are subject to land use transition.
9. Areas where a coordinated approach to the development of multiple properties is required for a specific planning and design objective.
10. Areas that have been designated as Community Improvement Project Areas.
11. Areas, in whole or in part, within the Transit Village, Rapid Transit Corridor, or Urban Corridor Place Types that may require vision and more specific policy guidance for transition from their existing form to the form envisioned by this Plan.





## STATUS OF SECONDARY PLANS

**1558\_** Secondary plans will be adopted by City Council and form part of *The London Plan*. Where there is a conflict or inconsistency between the parent policies or maps of *The London Plan* and the policies or maps of a secondary plan, the secondary plan policies or maps will prevail. Otherwise, the parent policies and maps of *The London Plan* will be read together and in conjunction with the secondary plan.

**1559\_** One or more place types will be identified on Map 1 – Place Types, for all lands within secondary plans. However, more refined place types, and associated policies, may be established in the secondary plan.

## BACKGROUND STUDIES

**1560\_** Background studies required for any secondary plan will be commensurate with the scope, land area and intent of the secondary plan. Background studies will address matters such as:

1. A planning analysis which addresses the Our City and Our Strategy policies and all of the relevant City Building policies of this Plan.
2. Natural heritage studies to address the Environmental Policies of this Plan.
3. Infrastructure studies to address the Civic Infrastructure policies of this Plan.

4. A cultural heritage resource review, including archaeological resources, cultural heritage landscapes and built heritage resources.
5. A planning and design report to evaluate and establish the important design goals and objectives for the planning area and to develop a neighbourhood or development concept plan that implements the City Design policies of this Plan.
6. A transportation study to evaluate existing and required street network, cycling and pedestrian infrastructure, and transit linkages.
7. Population, residential unit, employment and industrial, commercial and institutional floor space forecasts.
8. An evaluation of affordable housing needs.
9. A financial analysis, providing a forecast of the one-time and ongoing costs and revenues that will be generated by the development of the subject lands, considering the timing of these costs and revenues and in keeping with public asset best management practices.

## SECONDARY PLAN CONTENT

1561\_ A secondary plan will consist of policies and maps that provide more specific direction than that offered by the general policies of this Plan. A secondary plan may include policies, illustrations and maps for such things as:

1. The vision for the secondary planning area, addressing the City Design and relevant Place Type policies of this Plan.
2. A community structure plan and design concept and associated policies – conveyed in text and/or illustrations.
3. A plan for protecting and sustaining natural heritage areas.
4. A cultural heritage conservation and mitigation plan.
5. The planned mobility network, including the street layout and design, and pedestrian, cycling, and transit routes and infrastructure and amenities.
6. A plan for land use mix, development form, and development intensity.
7. A parks, open space, and public facilities plan.
8. Tree conservation and tree planting plan to implement the Urban Forest Strategy.
9. A development staging plan, forecasting the timing for build-out of the lands based on projected city-wide residential and non-residential construction.
10. A civic infrastructure plan, including a phasing and financial plan relating to these services in accordance with asset management best practices.
11. An affordable housing strategy for the secondary planning area, in conformity with the Homelessness Prevention and Housing policies of this Plan.





## PUBLIC PARTICIPATION AND SECONDARY PLANS

1562\_ Secondary plans form part of *The London Plan* and the adoption of a new secondary plan or any amendment to a secondary plan will require the same notice and planning process that is required for any amendment to *The London Plan*, as prescribed under the *Planning Act* and established in the Our Tools part of this Plan. Where appropriate, the City may use a larger circulation area and additional techniques to engage the public in a secondary planning process.

## RELATIONSHIP TO MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PROCESS

1563\_ A project contemplated and studied as part of the secondary planning process will fulfill the requirements of the *Environmental Assessment Act* if all the requirements of the *Municipal Class Environmental Assessment Integrated Approach* are completed by an official plan amendment process that implements the secondary plan.

## SECONDARY PLANS UNDER SEPARATE COVER

1564\_ Secondary plans will be written under separate cover, but will constitute part of this Plan.

## LIST OF SECONDARY PLANS

1565\_ The City may adopt new secondary plans by amendment to this Plan, and add these secondary plan areas to Map 7 - Specific Policy Areas. The following secondary plans have been adopted by City Council under separate cover, and constitute part of *The London Plan*:

1. London Psychiatric Hospital Secondary Plan
2. McCormick Area Secondary Plan
3. Old Victoria Hospital Secondary Plan
4. Riverbend South Secondary Plan
5. Southwest Area Secondary Plan
6. Old East Village Dundas Street Corridor Secondary Plan (OPA 6)
7. Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan (OPA 21)