

CHAPTER 2 – CITY STRUCTURE POLICIES

3. Amend Section 2. “INTRODUCTION” by deleting “goals” after “vision” in the first line and replacing it with “strategic priorities” and by deleting “the London” after “from” in the fourth line and replacing it with “Council’s”.
4. Amend subsection 2.1. by deleting it in its entirety and replacing it with the following:

“2.1 COUNCIL STRATEGIC PLAN” (in the sidebar)

“2.1.1. Introduction” (in the sidebar)

“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”.*

5. Amend subsection 2.1.3. by deleting it in its entirety and replacing it with the following:

“2.1.3. Strategic Priorities” (in the sidebar)

“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 alternatives 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."

6. Amend subsection 2.1. adding the following new subsection as subsection 2.1.4.:

"2.1.4. Results" (in the sidebar)

"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."

7. Amend subsection 2.1.4. by renumbering it 2.1.5. and by deleting "London" after "of the" in the second line and replacing it with "Council".

8. Amend subsection 2.2. by deleting the following sentence in the fifth line: "*The themes or concepts contained in the vision Statement are reflective of the community input to the Vision '96 Community Planning Program.*"

9. Amend paragraph 2.2.1. vi) by adding “encourage enhanced accessibility design standards,” after “buildings” in the third line.
10. Amend paragraph 2.3.1. vii) by adding “,” and deleting “and” after “attractive” in the first line and by adding “and accessible” after “functional” in the first line.
11. Amend paragraph 2.3.1. viii) by adding “and accessibility” after “efficiency” in the third line; by deleting “for a level of accessibility that is appropriate for the type and intensity of development” at the end and replacing it with “an appropriate level of service throughout the City of London”.
12. Amend paragraph 2.4.1. i) by adding a “,” after “office” in the first line.
13. Amend paragraph 2.4.1. ii) by deleting “Commercial” and replacing it with “Shopping” in the sidebar; by deleting “commercial” after “Regional-scale” in the first line and replacing it with “shopping”; by adding “in” after “and” in the second line; by deleting “Shopping Areas” after “Regional” in the second line and replacing it with “Nodes;”; by deleting “Shopping Areas” after “Regional” in the third line and replacing it with “Nodes;”; and by adding the following sentence at the end “Transit and pedestrian connections to these facilities shall be promoted.”
14. Amend paragraph 2.4.1. iii) by adding “Other” at the beginning of the sidebar; by adding “s” to the end of “good” in the first line; by deleting “Community and Neighbourhood Shopping Areas, Commercial Districts and Convenience Commercial Centres” and replacing it with “commercial nodes and corridors and convenience centres” after “network of” in the second line.
15. Amend paragraph 2.4.1. iv) by adding “New” at the beginning of the sidebar; and by adding the following sentence at the end: “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.”
16. Amend paragraph 2.4.1. v) by deleting “Service” at the beginning of the sidebar and replacing it with “Corridor” and by deleting “Service” at the beginning and replacing it with “New corridor”.
17. Amend paragraph 2.4.1. vi) by adding “specifically along transit nodes and corridors as identified in Chapter 18,” after “roads,” in the fourth line.
18. Amend paragraph 2.4.1. xi) by adding a “,” after “areas” and by deleting “and” after “areas” in the first line; by adding “, corridors, habitats, ecological functions” after “features” in the first line and by adding “, such as environmental impact studies and guideline documents,” after “documents” in the fifth line.
19. Amend paragraph 2.4.1. xv) by deleting “realty” and replacing it with “retail” after “specialty” in the second line; and by adding the following “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” at the end after “identified”.
20. Amend paragraph 2.4.1. xvii) by deleting “or” after “intensification” in the third line and replacing it with “of”; and by adding the following new paragraph at the end:

“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.”.
- 20.A Amend paragraph 2.4.1. xviii) adding “affordability” after “servicing” in the second last line.
21. Amend paragraph 2.4.1. xx) by adding the following at the beginning as the first paragraph: “Agricultural land shall be protected for long term agricultural uses. Permitted uses and activities on designated agricultural lands are limited to agriculture uses and agriculture related uses.”.
22. Amend subsection 2.4.1. by adding the following new subsection:

“Sustainable Development” (in the sidebar)

“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.”

23. Amend Section 2.5. by adding “*in 1995 and again in 2006 in conjunction with the Official Plan Review.*” after “*project*” in the fifth line of the second paragraph and by deleting the remainder of the subsection and replacing it with the following:

“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.”

24. Amend subsection 2.5.1. by deleting “Because of these advantages, it is expected that the City will continue to have a strong growth rate over the planning period of this Plan.” at the end of the first paragraph and by inserting the following as the second paragraph:

“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.”

25. Amend subsection 2.5.2 by deleting “ at rate of approximately 1.5%” and replacing it with “ at the rate of just under 1%” after “grow” in the first line; by deleting “432,000 at the end of the planning period in the year 2016” and replacing it with “419,700 people by 2026” at the end of the second line.

26. Amend subsection 2.5.2. by adding “population” after “approved” in the second paragraph.

27. Amend subsection 2.5.2. by adding the following table after “follows”

Year	2006	2011	2016	2021	2026
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Pop.	352,400	368,400	385,300	402,600	419,700
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And by deleting the following table:

Year	1991	1996	2001	2006	2011	2016
Pop.	311,900	336,500	360,100	383,000	406,600	431,900

28. Amend subsection 2.5.3. by deleting the following:

“Figure 1

The City of London Housing Demand Forecast is shown in Table No. 1.

Housing Demand Forecast, City of London 1991-2016

YEAR	SINGLE	ROW	APARTMENT	TOTAL
1994	66,780	13,990	43,960	127,730
1996	77,240	15,060	46,690	138,940
2006	91,140	17,000	53,170	161,310
2016	105,470	19,230	49,924	186,750

Table No. 1

Source: City of London Housing Demand Forecast, January 1994

Note: Single includes semi-detached dwellings.

The Housing Demand Forecast indicates that the total number of units demanded in 2016 will be 186,750, which is an increase of approximately 59,000 units from 1991 or an average increment of 2,360 units per year.”

and replacing it with the following:

“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)	Total
2006-2011	1,290	300	410	2,030
2011-2016	1,250	380	380	2,020
2016-2021	1,150	360	380	1,890
2021-2026	990	310	350	1,645

and by adding the following at the end:

“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.”

29. Amend subsection 2.5.4. by adding the following paragraphs at the end:

“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.”,

” and by deleting the last two paragraphs in their entirety.”

30. Amend subsection 2.5.5. i) by deleting “10%” in the third line and replacing it with “5%”; by adding “(low density),” after “dwellings” in the fourth line; by deleting “20%” and replacing it with “25%” after “(low density)” in the fourth line; by adding “(medium density)” after “housing” in the fifth line; by deleting “40%” and replacing it with “75%” after “and” in the fifth line; by adding “(high density)” after “apartments” in the sixth line; and by deleting “,” and replacing it with a “.” at the end and by adding the following sentence at the end “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.”

31. Amend subsection 2.6.1. by deleting “Goals” after “and” in the second line and replacing it with “Strategic Priorities. One of Council’s Strategic Priorities is Managed and Balanced Growth.”

32. Amend subsection 2.6.2.:

- by adding the following new clause after ii):

“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;”

- by renumbering “iii)” and “iv)” to “iv)” and “v)” respectfully and adding the following new clause:

“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 growth to maximize the cost effectiveness of its infrastructure investments.”;

- by renumbering “v)”, “vi)”, “vii)”, “viii)”, “ix)” and “x)” to “vii)”, “viii)”, “ix)”, “x)”, “xi)” and “xii)” respectively;

- by deleting “and” after “Heritage System;” at the end of “ix);

- by deleting “rehabilitation” after “encourage” in the first line of “x); by adding “and enhance” after “protect” in the first line; by deleting “.” and by adding “; and” at the end; and

- by adding the following new clause at the end:

“xiii) that the City may adopt and annually update a development staging strategy to co-ordinate the orderly progression of urban area expansion with municipal investment in growth related capital works.”

33. Amend subsection 2.6.3. ii) by adding the following at the end:

“Approval of an area 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.”

34. Amend subsection 2.6.3. iv) by deleting “Private” as the first word and by deleting “t” from temporary and replacing it with “T” at the beginning of the first line.
35. Amend subsection 2.6.3. by adding the following paragraphs at the end:
- “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.”
36. Amend subsection 2.6.4.1. by adding “development applications and” after “approval of” in the second line.
37. Amend paragraph 2.6.4.1. i) by deleting “periodic” after “through the” at the end of the first line and by deleting “Community” before “Plans” in the last line and replacing it with “Area”.
38. Amend paragraph 2.6.4.1. ii) by deleting “plan” after “and” in the second line and replacing it with “control”; by deleting “to attempt” after “services” in the third line ; by deleting “to accommodate development” after “performance” in the third line; by deleting “Development approvals will only be given where there is sufficient existing or planned servicing capacity to accommodate the proposed use.” after “manner” in the fourth line; and by adding “Such control 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. Such control 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.” at the end.
39. Amend subsection 2.6.4.1. by inserting the following after ii):
- “iii) Development approvals will only be given where there is sufficient existing or planned servicing capacity to accommodate the proposed use within a reasonable time frame.
 - 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."

- 40. Amend subsection 2.6.4.1. by renumbering "iii), iv) v), vi)" to "v), vi), vii) and viii)" respectively.
- 41. Amend subsection 2.6.4.1. by adding the following at the end:
 - "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.
 - x) Infrastructure and public service facilities will be strategically located to support the effective and efficient delivery of emergency management services."
- 42. Amend paragraph 2.6.4.2. i) by deleting "and" at the end of (e) and by deleting the "." at the end of (f), replacing it with "," and by adding the following at the end:
 - "(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."
- 43. Amend subsection 2.6.4.2. ii) by deleting "temporary" after "consideration of" at the end of the second line and replacing it with "interim".
- 44. Amend subsection 2.6.4.3. ii) by adding "water" after "adequate".
- 45. Amend subsection 2.6.4.3. by deleting the "." at the end of "iv)" and by replacing it with a ";" and by inserting the following after clause iv):
 - "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."
- 46. Amend subsection 2.6. by inserting the following new subsection 2.6.5.

"2.6.5. Staging of Development" (in the sidebar)

"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."
47. Amend subsection "2.6.5." by renumbering it "2.6.6." and by deleting the following from the end of clause ii):
- "An assessment demographic and housing trends that may have implications for the City's growth management implementation will be undertaken on an annual basis in conjunction with the Housing Monitoring Report. The Housing Monitoring Report will also include estimates of the short and mid-term population and housing growth anticipated in identified growth areas."
48. Amend subsection "2.6.6." by renumbering it "2.6.7." and by adding the following the following sentence at the end of clause "i)":
- "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."
49. Amend subsection "2.6.7." by renumbering it "2.6.8." and by making the following changes:
- deleting "designate lands for urban growth purposes" after "Council will" in the first line and replacing it with "consider expansion or adjustments to the Urban Growth Area where there is a demonstrated need for additional lands and where such expansions are";
 - in clause i) by deleting "ensuring both" after "and to" in the second line; by deleting "short term land supplies and long term land supplies are achieved" and replacing it with "areas of development over both the short and long terms" after "cost-efficient" in the third line;
 - in clause iii) by adding "a timely and cost effective manner, in" after "provided in" in the first line;
 - in clause vi) by adding "and within its financial means" after "where practical" in the sixth line; and by capitalizing "Council" in the sixth line.
 - and by adding the following at the end after clause vii):
- "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.”
50. Amend subsection “2.6.7.1.” by renumbering it “2.6.8.1.” and by making the following changes:
- deleting “Policy 2.6.7.” in the last line of the first paragraph and replacing it with “2.6.8.”.
 - in clause i) by deleting “it is not appropriate for the land to wait until an appropriate 5 year review process determines urban growth expansion is necessary” after “reasons why” in the second line and replacing it with “a comprehensive review of the Urban Growth Area is necessary in advance of the five year Official Plan review process”.
51. Amend subsection “2.6.8.” by renumbering it “2.6.9.” and by making the following changes:
- In clause i) by adding “and” at the end of (a) and by deleting “(b) identify or refine environmental feature, areas and natural resources in conformity with the applicable Official Plan policies;”
 - In clause i) by renumbering “(c)” to “(b)”;
 - in clause iii) by deleting “intended for the preparation of Area Studies” after “areas” in the first line and replacing it with “subject to completed Area Studies” and by adding the following sentence “Portions of the Urban Growth Area where Area Studies are intended but not yet completed are also shown.” after “Schedule “D”.” in the second line.
 - in clause vii) (c) by adding “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” after “analysis” in the second line.
52. Amend subsection 2.7. by adding “*In the 2007 – 2010 Council Strategic Plan, Economic Prosperity is also identified as a strategic priority.*” at the end of the first paragraph.
53. Amend paragraph 2.7.2. ii) by adding “and diverse” after “dynamic” in the second line.
54. Amend subsection 2.7.2. by adding the following at the end after paragraph ix):
- “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.”

Add the following new subsection:

“2.7.4. Protection of Employment Lands” (in the sidebar)

“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.”

55. Amend subsection 2.8. by adding the following at the end of the first paragraph: *“The 2007 – 2010 Council Strategic Plan identifies Community Vitality as one of its strategic priorities.”*
56. Amend subsection 2.8.1. by deleting “and” and adding a “comma” after “safe”; by adding “accessible and inclusive” after “healthy” in the first line; and by adding “of all its citizens” at the end.
57. Amend subsection 2.8.2. by deleting the bullet “affordable and available arts, culture and recreation opportunities” and replacing it with:
 - “artistic, cultural and recreational opportunities that are available, affordable and accessible”
58. Amend subsection 2.9. by deleting “2.9.1. Introduction” from the sidebar and by adding “**INTRODUCTION**” as the heading; by adding “*In the 2007 – 2010 Council Strategic Plan, Environmental Leadership is identified as a strategic priority.*” at the beginning of the first paragraph; and by adding “*and enhancing*” after “*sustaining*” in the third line.
59. Amend subsection 2.9. “Natural Heritage” by inserting “2.9.1.” in the sidebar; by adding “natural features, corridors and ecological functions,” after “areas,” in the second line of the second paragraph; by adding “delineated on Schedule “B1” – Natural Heritage Features and may” after “system are” in the second line of the third paragraph; by adding “negative” after “mitigating the” in the last line of the third paragraph; by deleting “The City anticipates that the Thames River Valley will continue to perform this multi-functional role over the long term future” from the end of the fourth paragraph and replacing it with “This multi-functional role of the Thames River Valley will continue to be supported by the City over the long term.”
60. Amend subsection 2.9. “Hazard Protection” by adding “2.9.1.2. in the sidebar; by deleting “development permitted in these areas” after “ensure that” in the fifth line; and replacing it with “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” after “ensure that” in the fifth line and by deleting “s” from “protects” in the last line of the first paragraph.
61. Amend subsection 2.9. “Resource Conservation” by adding “2.9.1.3.” in the sidebar.
62. Amend paragraph 2.9.2. ii) by deleting “Maintain a healthy” at the beginning and replacing it with “Protect and enhance the”.
63. Amend paragraph 2.9.3. i) by adding a “,” and deleting “and” after “processes” in the sixth line of the fourth paragraph; by adding “and guideline documents,” after “studies” in the sixth line of the fourth paragraph; and by adding “and protected” after “evaluated” in the seventh line of the fourth paragraph.
64. Amend paragraph 2.9.3. vii) by deleting “establish, and” after “shall” in the first line; by deleting “, an implementation Committee to oversee” after “participate in” in the first line; and by inserting “in conjunction with other agencies. A multi-stakeholder implementation committee may be established to co-ordinate this process” after “Studies” in the third line.
65. Amend paragraph 2.9.3 x) by deleting “flooding.” at the end and replacing it with “natural hazard processes such as flooding and erosion. In general, new

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.”

66. Amend paragraph 2.9.3. xi) by deleting “allow” after “may” in the first line and replacing it with “encourage”; by adding “may acquire floodplain lands for these purposes. Where there is no other viable alternative and where it can be demonstrated that there is a net public benefit,” after “uses and” in the second line; by adding “may be allowed on natural hazard lands” after “jurisdiction” in the third line; and by adding “Stormwater management facilities may only be allowed if the natural hazards can be addressed, and if the facilities can be suitably integrated with natural heritage features in the area, pursuant to the policies of this Plan.” at the end.
67. Amend paragraph 2.9.3. xii) by adding “in cooperation with the Conservation Authority having jurisdiction;” after “the City” in the second line; by deleting “any proposed development or use within identified erosion hazard areas is subject to geotechnical assessment and that mitigation measures or development restrictions are imposed where appropriate” after “ensure that” in the second line, and replacing it with “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”.
68. Amend subsection 2.9.3. by inserting the following new clause:
 - “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.”
69. Amend paragraph 2.9.3. xiii) by renumbering it “2.9.3. xiv”.
70. Amend paragraph 2.9.3. xiv) by renumbering it “2.9.3. xv”.
71. Amend paragraph 2.9.3. xv) by adding “and Air Quality” to the sidebar, by renumbering it “xvi)” and by adding “and improved air quality” after “conservation” in the first line.
72. Amend paragraph 2.9.3. xv) (a) by adding “energy” after “cooperating in” in the first line; and by adding “and air quality improvement” after “conservation” at the end of the first line.
73. Amend paragraph 2.9.3. xv) (c) by deleting “and” at the end.
74. Amend paragraph 2.9.3. xv) (d) by deleting the “.” and replacing it with “;” and by adding the following at the end:
 - “(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.”
75. Amend paragraph 2.9.3. xvi) by renumbering it xvii”.

76. Amend paragraph 2.9.3. xvi) (a) by deleting “reduce” and replacing it with “minimize” at the beginning.
77. Amend paragraph 2.9.3. xvi) (b) by deleting “and” at the end.
78. Amend paragraph 2.9.3. xvi) (c) by deleting the “.”, and replacing it with “; and” at the end.
79. Amend paragraph 2.9.3. xvi) by adding the following:
 - (d) promote the development of alternative and renewable energy systems, and facilities that meet the requirements for L.E.E.D. certification.”
80. Amend paragraph 2.9.3. xvii) by renumbering it “xviii”.
81. Amend paragraph 2.9.3. xvii) (b) by deleting “and” at the end.
82. Amend paragraph 2.9.3. xvii) (c) by deleting the “.” and replacing it with “;”
83. Amend paragraph 2.9.3. xvii) by adding the following at the end:
 - “(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.”
84. Amend paragraph 2.9.3. xviii) and renumbering it “xix”.
85. Amend paragraph 2.9.3. xviii) (d) by inserting “, and support innovative waste collection and diversion programs” after “facilities” at the end.
86. Amend subsection 2.9.3. by inserting the following:

“Pesticide Use Reduction” (in the sidebar)

“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.”
87. Amend subsection 2.9.3. by renumbering “xix), xx) and xxi)” to “xxi) xxii)” and “xxiii) respectively.
88. Amend subsection 2.10 by deleting “2.10.1. Introduction” from the sidebar and by adding **“INTRODUCTION”** as a sub-heading before the first paragraph.
89. Amend subsection 2.10.2. by renumbering it to “2.10.1.”.
90. Amend subsection 2.10.3. by renumbering it to “2.10.2.”.
91. Amend subsection 2.11. by deleting “2.11.1. Introduction” from the sidebar; by adding **“INTRODUCTION”** as a sub-heading before the first paragraph; by adding the following sentence *“This is consistent with the 2007 – 2010 Council Strategic Plan in which a Progressive Transportation System is named as a strategic priority.”* after “system.” in the second line; by deleting “Plan Review” after “Transportation” in the sixth line and replacing it with “Master Plan”; by deleting “October of 1994” in the seventh line and replacing it with “June of 2004.”; by

deleting “Plan Review and to incorporate the expanded area of the City of London” in the last line and replacing it with “Master Plan.”; and by adding the following paragraph at the end:

“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.”

92. Amend subsection 2.11.2. by renumbering it “2.11.1.”; by adding “and provide linkages to the regional, provincial and national transportation network” after “municipality” in the third line; by deleting “gradually” after “that will” in the fifth line; and by adding the following paragraph at the end:

“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.”

93. Amend subsection 2.11. by adding the following new subsection:

“2.11.2. Transportation Planning Principles” (in the sidebar)

“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.”

94. Amend paragraph 2.11.3. ii) by deleting “Plan” at the end and replacing it with “Master Plan”
95. Amend paragraph 2.11.3. iii) by deleting “Transportation Demand Management Strategies” and replacing it with “strategies” in the first line; and by deleting “Plan Review” after “Transportation” in the second line and replacing it with “Master Plan”.
96. Amend paragraph 2.11.3. iv) by deleting “and” at the end.
97. Amend paragraph 2.11.3. v) by deleting “promote transit friendly, compact forms of development that encourage and facilitate an efficient public transit system.” at

the beginning and replace it with “promote increased public transit use with supportive land use and parking policies, and service level improvements;”.

98. Amend subsection 2.11.3. by adding the following clauses at the end;
- “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 a 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.”
99. Amend subsection 2.13. by deleting “2.13.1. Introduction” from the sidebar and adding “INTRODUCTION” on a new line after “HOUSING AND COMMUNITY DEVELOPMENT”.
100. Amend subsection 2.13.2. by renumbering it “2.13.1.” and by deleting “Goal” from the side bar and replacing it with “Goals”; and by deleting the following sentence at the beginning “It is a goal of this Plan to promote the development and protection of the attractive functional, efficient and diverse communities that will satisfy the City’s projected housing needs” and replacing it with the following”
- “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.”
101. Amend subsection 2.13 by inserting the following new subsection:
- “2.13.1.1. Housing Stock Retention Goal” (in the sidebar)
- “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.”
102. Amend subsection 2.13.3. by renumbering it “2.13.2.”, by deleting “Goal” from the end of the first sentence and replacing it with “Goals” and by adding the following new clause at the end:

- “v) The City will undertake a biennial Housing Monitoring Report subject to the policies of 12.2.4. of this Plan.”
- 103. Amend subsection 2.14 by deleting “2.14.1 Introduction” from the sidebar.
- 104. Amend subsection 2.14.2. by renumbering it “2.14.1.”.
- 105. Amend subsection 2.14.3. by renumbering it “2.14.2.”; by deleting “,in the preparation of community plans, subdivision plans, site plans and building plans,” after “promote” in the first line; by deleting “movement and the effective use of open areas, and compatible with the protection of significant natural features” at the end and replacing it with “accessibility, safety, circulation and use, and that provides for the protection of significant natural features”.
- 106. Amend subsections “2.14.4.” and “2.14.5.”, by renumbering them “ 2.14.4.3.” and “2.14.4.” respectively.
- 107. Amend Chapter 2 by adding the following new subsection at the end:

“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” (in the sidebar)

“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 (in the sidebar)

“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 of liveable places in all public infrastructure projects;
- vi) 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.”