

11.

URBAN DESIGN PRINCIPLES

INTRODUCTION

The land use policies contained in Chapters 3 to 9 of this Plan provide direction for the allocation and control of land use according to function, size, location and other objective criteria. The urban design principles listed in this Chapter address more subjective matters related to the visual character, aesthetics, and compatibility of land use, and to the qualitative aspects of development. Consideration of the urban design principles will supplement the policies applicable to each of the land use designations as well as to those matters which fall within the scope of the Zoning, Site Plan Control, Subdivision Control and Sign Control By-laws. The urban design principles will be used primarily for guideline purposes, and their implementation will be less oriented to a regulatory approach than it will be to co-operation among developers, land owners, residents and the City in the preparation and review of development proposals and community improvement plans.

11.1.

URBAN DESIGN POLICIES

**11.1.1.
Design
Principles**

Council shall promote the use of the following urban design principles in the preparation and review of development proposals and community improvement plan and programs.

Natural Features

- i) The form and design of new development shall complement and protect any significant natural features such as river valleys, ravines, wooded areas and parklands that form part of, or are located adjacent to, the site.
(Clause i) amended by OPA 438 Dec. 17/09)

Trees

- ii) To the extent feasible, existing trees of desirable species should be retained and incorporated into the landscaping plans for new development through the adoption and implementation of tree preservation policies. Also, designs for new development will consider the need for suitable locations to accommodate the planting of street trees.
(Clause ii) amended by OPA 438 Dec. 17/09)

Open Views

- iii) To the extent feasible, new development should minimize the obstruction of views of natural features and landmarks.

High Design Standards

- iv) Emphasis will be placed on the promotion of a high standard of design for buildings to be constructed in strategic or prominent locations such as within, and at the perimeter of, the Downtown, near the edge of the river valleys, or along the major entryways to the City.

Architectural Continuity

- v) The massing and conceptual design of new development should provide for continuity and harmony in architectural style with adjacent uses which have a distinctive and attractive visual identity or which are recognized as being of cultural heritage value or

interest.

(Clause v) amended by Ministry Mod. Dec. 17/09)

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| Redevelopment | vi) | The relocation or replacement of incompatible land uses and the redevelopment of derelict properties will be encouraged. |
| Streetscape | vii) | A coordinated approach should be taken to the planning and design of streetscape improvements in commercial areas, including the upgrading of building facades, signage, sidewalks, lighting, parking areas and landscaping. |
| Pedestrian Traffic Areas | viii) | In pedestrian traffic areas, new development should include street-oriented features that provide for the enhancement of the pedestrian environment, such as canopies, awnings, landscaped setbacks and sitting areas. |
| Access to Sunlight | ix) | The design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets. In reviewing proposed developments, access to sunlight for adjacent properties should be maximized to enhance the potential for energy conservation and the amenity of residential areas and open space areas, such as parkettes and outdoor plazas.
(Clause ix) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23) |
| Landscaping | x) | Landscaping should be used to conserve energy and water, enhance the appearance of building setback and yard areas, contribute to the blending of new and existing development and screen parking, loading, garbage and service facilities from adjacent properties and streets.
(Clause x) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23) |
| Building Positioning | xi) | Where a proposed development consists of a grouping of buildings, the buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units. |
| Enhances Accessibility Standards | xii) | The design of new buildings should incorporate the City of London Facility Accessibility and Design Standards to facilitate access and use.
(Clause xii) deleted and replace by OPA 438 Dec. 17/09) |
| Parking and Loading | xiii) | Parking and loading facilities and driveways should be located and designed to facilitate maneuverability on site, between adjacent sites where appropriate, and to reduce the traffic flow disruption resulting from turning movements to and from the property. |
| Privacy | xiv) | To the extent feasible, the design and positioning of new buildings should minimize the loss of privacy for adjacent residential properties. |

Outdoor Space	xv)	For multiple forms of low-rise residential development, such as row housing, each unit should be provided with adequate and clearly defined outdoor living space.
Play Areas	xvi)	Residential developments that are likely to house families should include an appropriately sized outdoor children's play area that is safely accessible from all units in the development.
Recreational Facilities	xvii)	The developers of medium or high density residential projects shall be encouraged to provide recreational facilities appropriate to the size of the development and the needs and interests of the intended residents.
Noise Attenuation	xviii)	Where residential development is affected by adverse noise conditions, the use of urban design features such as building orientation, location of outdoor open space relative to the noise sources and noise attenuation measures will be encouraged subject to policy 19.9.5., 19.9.6. and 19.9.7. of this Plan. <small>(Clause xviii) amended by OPA No. 348 - approved 2005/03/07)</small>
Waste Management	xix)	In order to encourage the reduction, re-use and recycling of waste, new development should incorporate waste handling, composting and recycling facilities into their site design. <small>(Clause xix) added by OPA No. 88 - OMP Order No. 2314 - approved 99/12/23)</small>
Resource Conservation	xx)	New developments shall be encouraged to minimize energy and water use and where feasible, to provide for the conservation of building materials through re-use, recycling and renovation. <small>(Clause xx) added by OPA No. 88 - OMP Order No. 2314 - approved 99/12/23) (Clause xx) amended by OPA 438 Dec. 17/09)</small>
Gateways	xxi)	Gateways are important elements in the creation of a sense of place and arrival, and provide visual signals that both define and distinguish an area. Gateways occupy strategic and prominent locations, and are primarily associated with major entrances to the City, districts or to neighbourhoods. Gateways may be created through the placement of buildings, landscape features, or the design and architecture of the buildings or structures themselves that frame or create the gateway or entrance. Are plans, application for amendments to the Official Plan, amendments to the Zoning By-law, and approvals for plans of subdivision that are proposed in gateway locations will be required to demonstrate how the proposal will achieve high quality design, high quality landscaping and the creation of an attractive street edge. <small>(Clause xxi) added by Ministry Mod. Dec. 17/09)</small>

11.1.2. Implementation

Council, within the limits of its authority under the *Planning Act*, shall promote the application of the urban design principles through:

- Methods i) the preparation and use of the Zoning By-law, site plan control

standards and urban design guidelines, a sign control by-law, subdivision design guidelines and any other guideline documents adopted to provide for the implementation of this Plan;(OPA #444)

Discussions ii) discussions with prospective developers and the review of applications to amend the Official Plan and/or Zoning By-law; and

Community Improvement iii) the preparation and implementation of community improvement plans and programs.

11.1.3. Area Design Guidelines Council may, from time to time, direct that detailed design guidelines be prepared for specific areas of the City. These design guidelines may be adopted by resolution of Council, and may be used to assist in the preparation and review of new development, redevelopment, rehabilitation and renovation proposals, community improvement plans and Heritage Conservation District Plans.

11.1.4. Bonusing for Design Features Council, in accordance with the provisions of policy 19.4.4., may allow increases to the height and density limits applicable to a proposed development where the development incorporates design features that achieve design objectives for specific areas of the City identified in policy 11.1.3.

11.1.5. Urban Design Reports Urban Design Reports may be required to assist in the review of all development applications that involve site plan approval, residential intensification and plan of subdivision approval. The Urban Design Reports submitted as part of a development application will provide an analysis of the project within the context of the surrounding area. The Urban Design Report is intended to provide guidance on how a site should be developed and details the design principles for a site and the implementing policies to achieve these principles in an effort to encourage well-designed and solution-based functional projects.
(Sec. 11.1.5. added by OPA 438 Dec. 17/09)