

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development
Subject: Official Plan Review of The London Plan and Land Needs
Assessment Update
File Number: O-9595
Public Participation Meeting
Date: March 19, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan Review with Land Needs Assessment:

- (a) That Civic Administration **BE DIRECTED** to reinstate the Official Plan Review which is consistent with Section 26 of the *Planning Act*, noting the review will be phased to prioritize a Land Needs Assessment in support of the City's housing supply initiatives;
- (b) That Civic Administration **BE DIRECTED** to incorporate the industrial conversions into the City's land supply of the Land Needs Assessment, with the exception of 2496 Dundas Street;
- (c) That the property located at 2496 Dundas Street **BE RE-EVALUATED** for consideration of possible industrial conversion and for possible amendment to The London Plan, noting that additional background materials are being submitted for evaluation;
- (d) That Civic Administration **BE DIRECTED** to apply the 25-year planning horizon to the Land Needs Assessment;
- (e) That Civic Administration **BE DIRECTED** to bring forward associated recommended amendments to The London Plan Amendment on clauses (b), (c) and (d), above, to a future public meeting of the Planning and Environment Committee; and
- (f) That this report **BE RECEIVED** for information.

Executive Summary

The purpose of this report is to seek Council direction on several matters regarding the Review of The London Plan and related Land Needs Assessment. First, it is recommended that the Section 26 Official Plan Review under the *Planning Act* be reinstated as a phased review. The initial phase is to prioritize the ongoing Land Needs Assessment, which evaluates projected demand and existing land supply to support that projected growth. There is uncertainty related to the timing of the Province's approval of a new Provincial Planning Statement (PPS) therefore a second phase of the Section 26 Review would include conformity with provincial policy and would be scheduled following Provincial approval of the new policy framework. Following approval of the new PPS, a special public meeting before the Planning and Environment Committee will be held to scope the Section 26 Review relative to the Terms of Reference presented to Council in April 2023 and address the new PPS changes, accordingly.

Second, this report also seeks direction to incorporate a 25-year planning horizon as the basis for the Land Needs Assessment. The revised planning horizon would be