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**File No. O-7938**  
**Planner: G. BARRETT**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>2011 OFFICIAL PLAN REVIEW INFORMATION REPORT INTERIM COMMENTS ON THE DRAFT TERMS OF REFERENCE MEETING ON DECEMBER 12, 2011, 4:40 PM</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director, Land Use Planning and City Planner, the following report concerning public feedback on the draft Terms of Reference **BE RECEIVED** for information;

**IT BEING NOTED** that a public “drop-in” open house is being held on December 13, 2011; and

**IT BEING FURTHER NOTED** that Civic Administration will be reporting on January 16, 2012 at the statutory public participation meeting regarding the modifications to the Terms of Reference in response to the feedback received from the general public, municipal departments and review agencies.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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June 8, 2011 – Planning Report to Built and Natural Environment Committee regarding the preliminary approach and timeline for the 2011 Official Plan Review.

October 4, 2011, Planning Report to Built and Natural Environment Committee regarding the draft Terms of Reference for the 2011 Official Plan Review.

December 12, 2011, Planning Report to Planning and Environment Committee regarding the Public Engagement program.

<b>PURPOSE</b>
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This report serves to provide interim comments received from various members of the public; and to reiterate the scope of this Official Plan review and the key milestones that Council can expect from the review.

<b>STATUS UPDATE</b>
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On October 4, 2011, Council directed Civic Administration to circulate the draft Terms of

Agenda Item #	Page #

**File No. O-7938**  
**Planner: G. BARRETT**

Reference for public review and comment and report back to Committee in December 2011 following public consultation.

At the time of writing this report, various agencies indicated their comments will be forthcoming but would not be received in time for the December 12<sup>th</sup> report deadline. It is anticipated the outstanding comments would be submitted in time for the public participation meeting scheduled in January. Feedback received from the meeting between London Development Institute (on December 7, 2011), and the public “drop-in” open house (on December 13, 2011) will also be reported to Planning and Environment Committee in January.

**Comments Received To-date:**



General support is being received for clarifying the vision for the City, including re-imagining the focus of industrial lands and opportunities for industrial growth along Highways 401 & 402 gateway; and for improvements in the usability and readability of the OP document.

Similar to previous OP review updates, requests for site-specific land use changes and modifications to the Urban Growth Boundary (UGB) have also been received. A detailed summary of the responses received to-date is attached in Appendix ‘A’.

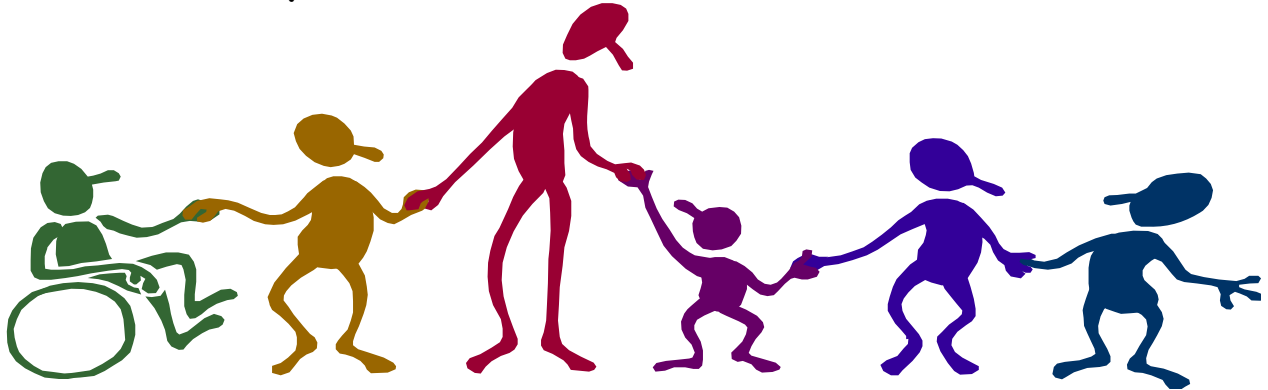
A full comprehensive list of issues/requests to be considered in the OP Review will be included in the planning report on the final Terms of Reference for the statutory public participation meeting on January 16, 2012.

Agenda Item #	Page #

File No. O-7938  
Planner: G. BARRETT

<b>DEFINING THE SCOPE OF THE OP REVIEW</b>
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**A Plan for Everyone:**



A goal of this Official Plan review is to create a user-friendly new 'City Plan' document with the following objectives:

- ***Clarify the strategic vision of the City***
  - What do Council and the Community want the City to look like in the future?
  - How do Council and the Community want to grow in the future?
- ***Clarity of the document***
  - Usability
  - Readability
- ***Try to avoid unnecessary bureaucracy for future amendments to the City Plan document***
  - Avoid associated costs and delays for applicants
  - Create a document that is robust & lasting, consistent with the vision of the Plan
- ***Emphasize 3 priority areas related to land use planning***
  - Use
  - Intensity
  - Form
- ***Consider implementing the policies in a different way***
  - Dependant on an Urban Structure Plan
    - i) provides the context for the policies
    - ii) land uses and other traditional policies in the Plan will support and implement the Vision
  - Conditional Zoning
  - Form-based Code & Performance Standards

By applying "FACTS", we can achieve a new, revitalized, user-friendly City Plan Document!

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**Here are the FACTS:**



**FLEXIBLE:**

- adaptable for future planning applications,
- consistent with Provincial requirements & regulations;



**ACCESSIBLE:**

- easy to navigate through the document,
- relatable to Council and the public's vision;



**CAPTIVATING:**

- create an inviting & inspiring document,
- capture Council 's and the Public's interest;



**TRANSPARENT:**

- easy to read,
- easy to understand;



**SUCCINCT:**

- concise, direct, to the point, and
- use graphics to frame the policy direction.

Agenda Item #	Page #

**File No. O-7938**  
**Planner: G. BARRETT**

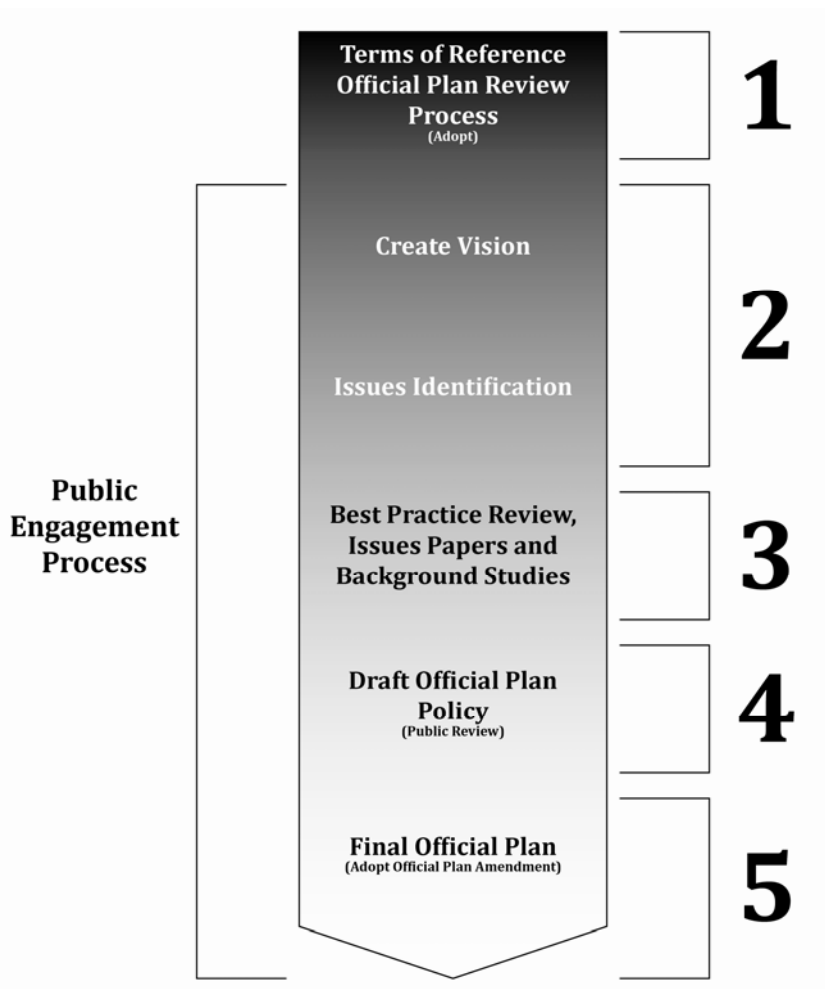
**MILESTONES:**



The intent is to complete the entire project in thirteen months from the vision launch in April 2012. To accomplish the estimated targets, Civic Administration will parallel a portion of each of the phases with the next phase. A couple of phases will run parallel for the entire review. The flow chart, below, highlights the five phases of the project, and the Gantt chart on the next page serves to illustrate the parallel phases.

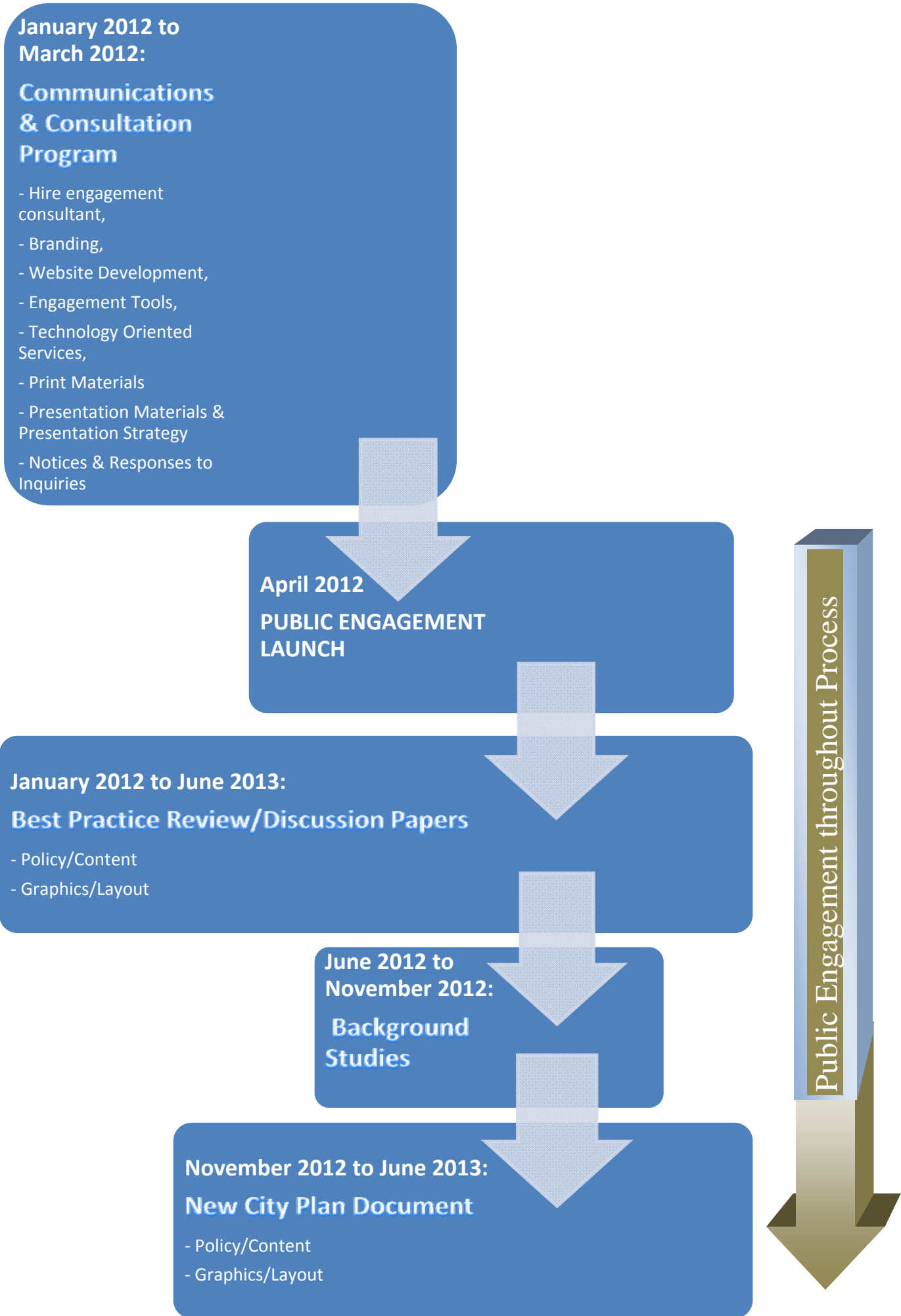
For Phase 1 of the OP Review, certain actions are currently underway, or will be underway in January 2012 once the public engagement consultant is retained, including:

- Public consultation on the draft Terms of Reference,
- Defining the scope of this Official Plan review,
- Developing an RFP for the public engagement consultant,
- Developing a Communication Strategy (collaboration between Corporate Communications & Planning Division),
- Conducting 'best practice review' of examples from other municipalities,
- Identifying and commencing "Backgrounders",
- Developing the Public Engagement program, and
- Report out to Council.



Agenda Item #	Page #

**File No. O-7938**  
**Planner: G. BARRETT**



Agenda Item #	Page #

**File No. O-7938**  
**Planner: G. BARRETT**

**Work in Progress:** 

On September 20, 2011, Council confirmed the immediacy of reviewing industrial lands and possible changes to the Urban Growth Boundary (UGB) for industrial lands in advance of the OP Review process. The “Industrial Land Development Strategy” (ILDS) and the UGB evaluation process, is anticipated to be completed in the 2<sup>nd</sup> Quarter of 2012.

Altus Group (formerly Clayton Research) has been retained to undertake a “Population, Household and Employment Forecast” to serve as the basis for the development of the policies of the Official Plan. A major component of this work will be to determine if sufficient lands have been identified to accommodate future population and employment growth, and whether changes to the City’s Urban Growth Boundary will be required to support this anticipated growth. The Altus Group has worked with the City in the past, and has a thorough understanding of London’s growth and development.

A public open house “drop-in” is scheduled for December 13, 2011 to receive feedback and input into the Terms of Reference for the Official Plan Review.

It is expected that by the end of January 2012, the public engagement consultant will be selected. Corporate Communications and Planning Division staff will be collaborating with the public engagement consultant to develop and implement the public engagement tools for the Vision launch in April, 2012.

**Next Steps:** 

To satisfy the legislative requirements of the *Planning Act*, a statutory public participation meeting is necessary to do the following:

- Confirm the need for the Official Plan review, and to
- Confirm the Terms of Reference.

Planning staff will continue to receive public feedback on the draft terms of reference until December 16, 2011, including the feedback received at the public open house on December 13<sup>th</sup>. The statutory public meeting to begin the Official Plan process will take place on January 16, 2012.

April 2012 will be the community engagement launch. This milestone is considered to be the most important event of the Official Plan review process. This community launch will be the kick-off for the community engagement strategy, and will focus on establishing the Vision for how we want London to grow, and what that growth will look like. This launch of the new “City Plan” will set the stage for on-going discussion and dialogue with the London community. In creating this common Vision for the City Plan, the policies of the Plan will be structured around how we achieve that Vision. This Vision will also include creating a document that is clear, understandable, and user-friendly. The new City Plan will be policy driven and more graphically

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**File No. O-7938**  
**Planner: G. BARRETT**

presented so that Council and the public have a clear picture of how London will develop over time.

Within the 2<sup>nd</sup> Quarter of 2012, it is anticipated the Industrial Land Development Strategy will be completed and ultimately feed into the Official Plan Review Process. The recommendations may identify specific changes to the Urban Growth Boundary (UGB), in proximity to Highway 401/402 corridor to support industrial development. The "Land Needs" study will determine if other changes to the UGB, are warranted.

<b>PREPARED BY:</b>	<b>PREPARED BY:</b>
<b>HEATHER McNEELY</b> <b>SENIOR PLANNER</b> <b>CITY PLANNING &amp; RESEARCH</b>	<b>SEAN GALLOWAY</b> <b>URBAN DESIGNER</b> <b>COMMUNITY PLANNING &amp; URBAN DESIGN</b>
<b>SUBMITTED BY:</b>	<b>SUBMITTED BY:</b>
<b>GREGG BARRETT</b> <b>MANAGER, CITY PLANNING &amp; RESEARCH</b>	<b>JIM YANCHULA</b> <b>MANAGER, COMMUNITY PLANNING &amp; URBAN DESIGN</b>
<b>RECOMMENDED BY:</b>	
<b>J. M. FLEMING</b> <b>DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>	

December 2, 2011

GB/hmcn  
"ATTACH"

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Agenda Item #	Page #

File No. O-7938  
Planner: G. BARRETT

**Appendix 'A'**  
**Draft Terms of Reference**  
**Summary of Public Responses**

	NAME	ADDRESS	NATURE OF INQUIRY/COMMENT	ACTION TO AMEND TERMS OF REFERENCE (ToR)
1.	<b>Labreche Patterson &amp; Associates Inc.</b> <i>Professional Planners, Development Consultants, Project Managers</i>	330-A1 Trillium Drive, Kitchener, ON N2E 3J2 Attention: Victor Labreche	Representing Ontario Restaurant Hotel and Motel Association (ORHMA), and its member brands: <ul style="list-style-type: none"> <li>- A&amp;W Food Services of Canada Inc,</li> <li>- McDonald's Restaurants of Canada Ltd.,</li> <li>- The TDL Group (Tim Horton's Restaurants),</li> <li>- Wendy's Restaurants of Canada.</li> </ul> <p>REQUEST TO BE GIVEN NOTICE of all open house and public meeting notices, draft documents for public review and/or any related reports or studies, and intent to pass any by-laws.</p> <p>Inquiry if the City will be undertaking a concurrent Zoning By-law review with the OP review.</p>	<u>ADD:</u>  Contact information on Planning Division's direct mail notification list, and  Consideration for undertaking a concurrent comprehensive ZBA review with the OP review.

Agenda Item # Page #

--	--

**File No. O-7938**  
**Planner: G. BARRETT**

2.	<b>Darla and Mike White</b>	3378 Homewood Lane London ON N6P 1K2	UGB Adjustment - bring their lands into the City boundary.	<u>ADD:</u> Site specific change to UGB
	<b>Phil McLeod</b>	30-869 Whetherfield St London ON N6H 0A2	General Inquiry regarding process & timelines to complete the project.  REQUEST TO BE GIVEN NOTICE.	<u>ADD:</u>  Contact information on Planning Division's direct mail notification list.
3.	<b>William Hill</b>	2168 Bradley Ave London ON N6M 1E6	Representing multiple landowners for lands located on the north and south sides of Bradley Avenue, between Highbury Avenue and Innovation Park Industrial development. Planning Note: portion of lands on the north side of Bradley are located outside of the UGB.  REQUEST TO BE GIVEN NOTICE.	<u>ADD:</u>  - Contact information on Planning Division's direct mail notification list, and  - Site-specific change to UGB.
4.	<b>IBI Group, William Pol</b> c/o West Talbot Landowners	350 Oxford Street West, Suite 203 LONDON ON N6H 1T3	UGB Adjustment - bring in lands located on the south-west corner of Southdale Road W & Colonel Talbot Road.	<u>ADD:</u> Site specific change to UGB
5.	<b>West Talbot Landowners</b>  Lynn Moir, Ted Brown, Tim Brown, and Lloyd & Shirley Courtney		UGB Adjustment - bring in lands located on the south-west corner of Southdale Road W & Colonel Talbot Road.	<u>ADD:</u> Site specific change to UGB

Agenda Item # Page #

--	--

**File No. O-7938**  
**Planner: G. BARRETT**

6.	<b>John and Marjorie Hewitt</b>	1857 FANSHAWE PARK RD W LONDON ON N6H 5L3	REQUEST TO BE GIVEN NOTICE.	<u>ADD:</u>  Contact information on Planning Division's direct mail notification list.
7.	<b>Gibson Bennett Groom &amp; Szorenyi</b>	36 Broadway PO Box #5 Tillsonburg ON N4G 4H3 Attention: Michael G. Szorenyi	Representing George Gilvesy, M.I.T. Group Inc.  REQUEST TO BE GIVEN NOTICE.  Request to designate the lands at 1523 Bradley Avenue (and other abutting land holdings) from Urban Reserve Industrial Growth as Commercial Growth, or alternatively Residential Growth.	<u>ADD:</u>  - Contact information on Planning Division's direct mail notification list, and - Site Specific request to designate the lands at 1523 Bradley Avenue (and other abutting land holdings) as commercial, or alternatively residential.
8.	<b>M.I.T. Group Inc.</b> c/o George Gilvesy	145143 Potters Road Tillsonburg ON N4G 4G7	REQUEST TO BE GIVEN NOTICE.	<u>ADD:</u>  Contact information on Planning Division's direct mail notification list.
9.	<b>Joshua M Hurwitz</b>	356 Sackville Street Toronto M4X 1S4	REQUEST TO BE GIVEN NOTICE.	<u>ADD:</u>  Contact information on Planning Division's direct mail notification list.
10.	<b>Sandy Levin</b>	59 Longbow Road London, ON N6G 1Y5	<u>For the Vision:</u> Ask the public, "How does your City grow and change?" – the Official Plan points the way, and	<u>ADD:</u> Vision type questions into public engagement and consultation program.

Agenda Item # Page #

--	--

**File No. O-7938**  
**Planner: G. BARRETT**

			<p>“What have you seen in other places that should be reflected in this plan?”</p> <p>The use of pictures, before &amp; after images of the areas that have changed, will help give a better understanding of why an OP is so important.</p> <p><u>Express Concern:</u>          That the development industry gets to have its own working group. Increases the lack of trust of the public towards the development industry. If differentiating between interest groups, including advisory committees, then all groups should be treated equally.</p> <p><u>Urban Structure Plan:</u>          Working groups should be structured around the topic areas, rather than by interest groups – better opportunity to synthesize the public input.</p>	<p>Consideration of targeting public focus groups based on theme areas rather than by special interest group to ensure a mix of public being represented.</p> <p>Consider targeting working groups around topic areas for Urban Structure Plan versus traditional method of obtaining feedback from selected interest groups and advisory committees.</p>
11.	<b>John D. Ross</b>	1150 Fanshawe Park Rd E London ON N5X 3Z8	<p>One major issue regarding the Sun/High property is a wetland designation.</p> <p>This matter relates back to the City's 2006</p>	<p><u>ADD:</u>          Site specific review of the wetland and its designation.</p>

Agenda Item # Page #

--	--

**File No. O-7938**  
**Planner: G. BARRETT**

			<p>Review of OPA 88 and is not tied to the timeline of the 2011 Review. However, because of our ongoing examination under its open file status, the property's OP designations should be identified as "under review" in the 2011 Review.</p> <p>Status is pending the owner's consultant report being prepared &amp; finalized. The owner will contact the Planning Division regarding presentation of the report findings and the associated issues.</p>	
12.	<b>Corlon Properties Inc.</b>	<p>379 Sunningdale Rd W          London ON N6G 5B9</p> <p>Attention: Dave          Schmidt</p>	<p>Support the objective to develop a simpler, more visual, user-friendly document.</p> <p>Support the requirement for a land needs study to verify the land requirement projections, identify priority areas, and evaluate individual requests for adjustments to the UGB.</p> <p><u>REQUEST:</u>          Land Needs Background Study should include a cost benefit analysis relating to servicing issues</p>	<p><u>ADD:</u></p> <p>Incorporate a Cost/Benefit Analysis relating to servicing issues to the "Land Needs Background" review.</p>

Agenda Item # Page #

--	--

**File No. O-7938**  
**Planner: G. BARRETT**

			<p>of lands presently included within the UGB in order to evaluate proposals for adjustments to the UGB.</p> <p>The review process should include an analysis to ensure that the lands that are ultimately included within the UGB are representative of Council's priorities, make effective use of prior infrastructure investments and are the most efficient and economical to service.</p>	
13.	<b>Nancy Moser</b>	163 Commissioners Rd W Suite 12 London ON N6J 1X9	<p>REQUEST TO BE GIVEN NOTICE.</p> <p>General Inquiry regarding timing of the OP review process.</p>	<p><u>ADD:</u></p> <p>Contact information on Planning Division's direct mail notification list.</p>
14.	<b>Nancy Ort</b>	555 Commissioners Rd W London ON N6K 1B6	<p>REQUEST TO BE GIVEN NOTICE.</p>	<p><u>ADD:</u></p> <p>Contact information on Planning Division's direct mail notification list.</p>
15.	<b>Ministry of Municipal Affairs &amp; Housing</b>	659 Exeter Road London ON	<p>Formal comments on the OP Review Terms of Reference will be provided at a later date.</p> <p>Comments on the EA for the Veteran Memorial Parkway extension: Lands proposed to be extended will service lands outside of London's UGB. The EA process should work/compliment the OP review.</p>	<p><u>ADD:</u></p> <p>Consideration of changes to UGB for land and road extension to accommodate Veterans Memorial Parkway.</p>

Agenda Item # Page #

--	--

**File No. O-7938**  
**Planner: G. BARRETT**

16.	<b>Adam &amp; Janise Kempinski</b>	<b>1217 Gainsborough Rd</b>	UGB Adjustment - bring their lands into the City boundary.	<u>ADD:</u> Site specific change to UGB
17.	<b>Shmuel Farhi</b>	<b>Former Lagrou Farms Property on Dundas St. Described as 1 NRT N PT Lots 1&amp;2 RP 3313782 Parts 1-3</b>	UGB Adjustment - bring Lagrou lands into the City boundary.	<u>ADD:</u> Site specific change to UGB
18.	<b>Southeast London Community Council</b>	Lynda Cowie c/o Councillor's Office	<p>Allow for a new creative and innovative planning policies, consistent with the City's new vision for "City of Opportunity".</p> <p>Include practical descriptive guidelines regarding plan implementation procedures.</p> <p>Avoid status quo approach – OP appears to have become progressively more prescriptive, cumbersome, and exclusionary.</p> <p>Avoid an OP that perpetuates the creation of sterile residential subdivisions.</p> <ul style="list-style-type: none"> <li>• Promote vibrant neighbourhoods that support pedestrian lifestyle and create communities in which we can live, work &amp; play.</li> <li>• Promote enlightened and innovative planning &amp; development models that have</li> </ul>	<u>ADD:</u> Consideration for task objectives that will result in procedures, as outlined in the letter from Southeast London Community Council, dated November 25, 2011.

Agenda Item # Page #

--	--

**File No. O-7938**  
**Planner: G. BARRETT**

			<p>been adopted and successfully implemented in other municipalities.</p> <p>Recognize past planning &amp; policy errors to address the demise of many small businesses, commercial plazas &amp; malls while supporting development of automobile dependant big box stores.</p> <p>Apply innovative planning initiatives from the City, such as the “Placemaking Principles” for creating viable communities.</p> <p>Acknowledge a change to the restrictive, exclusionary policies in the existing OP; instead develop planning policies that create attractive, socially functional communities in London.</p>	
19.	<b>London Development Institute – Jim Kennedy</b>	630 Colborne Street London ON	<p>Request to simplify the message and clarify the scope of the OP review and Plan, as follows:</p> <ul style="list-style-type: none"> <li>- Clarify the vision for this Plan that Council and the entire community can take ownership of,</li> <li>- Develop a Plan that is easier to understand and use,</li> <li>- Clarify/define what the Urban Structure</li> </ul>	<p><u>ADD:</u>          Consideration for task objectives that will result in:</p> <ul style="list-style-type: none"> <li>- defining the scope for the OP Review, and</li> <li>- deliverables for the new OP that will achieve a liveable City.</li> </ul>



Agenda Item # Page #

--	--

**File No. O-7938**  
**Planner: G. BARRETT**

			<p>means, and how it can be applied to London,</p> <ul style="list-style-type: none"> <li>- Develop a flexible Plan that will allow for streamlined implementation process, and</li> <li>- Clarify/demonstrate how implementation measures, such as form-based code or performance standards, have worked in other municipalities, and develop a model that would work for London.</li> </ul>	
20.	<b>North Westmount Rosecliffe Homeowners Association (Nancy Moser, Nancy Ort, Don Ambrose)</b>	c/o Nancy Moser 163 Commissioners Rd E Suite 12 London ON	Requesting NO CHANGE to the existing Official Plan designation as it applies to their community.	<u>ADD:</u> Consideration for a task objective that will maintain a land use designation that the community enjoys.
21.	<b>Upper Thames River Conservation Authority</b>	1424 Clarke Road London ON	<p>All three Conservation Authorities within the jurisdiction of the City will provide technical support to the City.</p> <p>Items for Consideration in the Terms of Reference:</p> <p><u>Regulation Mapping</u> – updated layer of regulation limits to be provided to City to be incorporated in OP.</p> <p><u>Provincially Significant Wetlands</u> – defer to MNR for information update.</p>	<p><u>ADD:</u> Consideration for task objectives to include the following:</p> <ul style="list-style-type: none"> <li>- Updated mapping from UTRCA and the Province be incorporated into the OP Schedules,</li> <li>- Incorporate new policies relating to DWSP, Climate Change and Green Infrastructure.</li> </ul>

Agenda Item # Page #

--	--

**File No. O-7938**  
**Planner: G. BARRETT**

			<p><u>Flood Plain Policy – Two Zone Approach</u> – request opportunity to review recommendations prior to the policies being incorporated into the new OP.</p> <p><u>Special Policy Areas (SPA)</u> – clarify whether Ada Street is a candidate for SPA or can be abandoned, and revise Schedule B-1 accordingly. Give priority to West London as a SPA.</p> <p><u>Drinking Water Source Protection (DWSP)</u> – Incorporate policies into new OP, and Schedule B-1 incorporate groundwater recharge areas consistent with information approved by the Province through technical studies for DWSP.</p> <p><u>Natural Heritage</u> - incorporate new natural heritage systems mapping into the new OP.</p> <p><u>Climate Change</u> – introduce land use policy pertaining to climate change into the new OP.</p> <p><u>Stormwater Management (SWM)</u> – consider green infrastructure, as well as low impact development and how they relate to climate</p>	
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Agenda Item # Page #

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**File No. O-7938**  
**Planner: G. BARRETT**

			change.	
22.	<b>London Advisory Committee on Heritage</b>	c/o Heather Lysynski Committee Secretary	Request that natural and built heritage be included in the Terms of Reference.	<u>ADD:</u> Specific reference to Natural and Built Heritage.