

TO:	CHAIR AND MEMBERS STRATEGIC PRIORITIES & POLICY COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	<i>RETHINK LONDON</i> A NEW OFFICIAL PLAN FOR THE CITY OF LONDON MEETING ON APRIL 14, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions **BE TAKEN** with respect to *ReThink London*:

- a) The attached report outlining the next steps of the public engagement and review process for *ReThink London* **BE RECEIVED**; and,
- b) A meeting **BE SCHEDULED** at the Strategic Priorities and Policy Committee on May 5, 2014 to receive a presentation on the draft new Official Plan prior to its public release to initiate the public engagement and review process.

IT BEING NOTED that the new Official Plan will be adopted pursuant to Section 17 of the *Planning Act*, and that the process for adoption, public participation, and notice shall be in accordance with the provisions of that Section.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

March 17, 2014 - Strategic Priorities and Policy Committee Industrial Land Development Strategy - Expansion of the Urban Growth Boundary for Industrial Uses

November 26, 2013 - Planning and Environment Committee, "Land Needs Background Study for the 2011 Official Plan Review" - Adoption of background document for the ReThink London Official Plan Review process.

November 18, 2013 - "Industrial Land Development Strategy 2013-2023," Strategic Priorities and Policy Committee.

October 8, 2013 - Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review.

August 26, 2013 - Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding an information report on the public feedback to the *ReThink London* discussion papers.

July 23, 2013 - Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review – Requests for inclusion.

June 18, 2013 - Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review.

June 10, 2013 - Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding the *ReThink London* process and the discussion papers related to the eight key directions.

April 23, 2013 - Planning and Environment Committee - O-8014: Industrial Lands Review Study - Urban Growth Boundary Review Public Participation Meeting

December 4, 2012 - Strategic Priorities and Policy Committee, O-8014: Industrial Lands Review Study

December 4, 2012 - Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding the status of the *ReThink London* community engagement report.

October 15, 2012 - Planning and Environment Committee, City of London Growth Projections: 2011-2041.

June 18, 2012 - Planning and Environment Committee, "City of London Growth Projections: 2011-2041."

March 5, 2012 - Strategic Priorities and Policy Committee, "Status of the 2011 Industrial Land Development Strategy Update"

January 30, 2012 - Planning Report to Strategic Priorities and Policy Committee regarding the final Terms of Reference for the Official Plan Review.

January 23, 2012 - Investment and Economic Prosperity Committee, "Developing a Strategic Investment and Economic Prosperity Plan"

December 12, 2011 - Planning Report to Planning and Environment Committee regarding the interim comments received on the draft Terms of Reference (attached as Appendix 'C'), and Planning Report regarding the Public Engagement program.

October 4, 2011 - Planning Report to Committee regarding the draft Terms of Reference for the 2011 Official Plan Review.

September 20, 2011 - Committee of the Whole, "Industrial Land Development Strategy Update"
R. Panzer, Consultant

June 8, 2011 - Planning Report to Committee regarding the preliminary approach and timeline for the 2011 Official Plan Review.

PURPOSE

This report provides an update on *ReThink London* and an overview of the next steps for public review and engagement on the draft of the new Official Plan in advance of its final adoption by Municipal Council.

PROCESS TO DATE

ReThink London is the name that has been used to describe the community engagement process to develop the City's new Official Plan. *ReThink London* has been the largest community engagement program in London's history, and the new Official Plan has been very

much shaped by this process. London's new Official Plan will set the stage for how London will evolve, grow and prosper over the next 20 years into the city Londoners described and envisioned through *ReThink*.

ReThink London began with a "drop-in" open house to hear from the public about the need to undertake an Official Plan review. This was used to then develop the terms of reference for *ReThink London* and the Official Plan review process. This public open house was held in accordance with Section 26 of the *Planning Act*, which requires that at least every five years the City consider whether or not there is a need to update or revise its current Official Plan.

Given that the City's current Official Plan dates back to 1989, and the many changes that have occurred in London since that time, it was recommended that the City undertake this Official Plan review, and, more importantly, that not only would the review be done differently, but the resulting Plan would be different to better respond to the needs of Council, the public, applicants, and staff.

The 1971 Official Plan and the 1989 Official Plans reflected the demographics, trends and the economies of the time—the "Baby Boom" family years, the changing economy as more women entered the workforce, annexations, and how we shopped as we left the traditional Downtowns and went to the malls, and more recently, the "Big Box" shopping phenomenon that emerged in the 1990's. The Plan arising from the *ReThink London* process reflects how we will grow and develop as a City based on today's different demographic and new societal trends and the changing economy: an older population, decreasing "traditional" families, a less-certain economic landscape, new desires for healthy communities, and the ever increasing role of technology in how we live and work.

The terms of reference for the Official Plan review, approved by Council on February 21, 2012, reflected this new direction, and set out four goals for the new Plan:

1. The new Plan would start with a community conversation about the vision for London; what do we want the City to look like in 20 years at the end of the planning period for this new Official Plan;
2. The policies of the new Plan should be flexible to respond to the changes that will occur over the next 20 years;
3. The new Plan should be clear, understandable, and be written in plain language to be a user-friendly document; and
4. The new Plan will be policy driven, with many graphics and images that will illustrate for Council and the public a clear picture of how London will develop over time.

Through the *ReThink London* process, the new draft Plan that will be coming forward truly is a new Official Plan for London. While some of the policies of the current Plan will find their way into the new Plan, many new policies have been developed for areas that have not traditionally been part of the Plan, and many of the existing policies have been rewritten in plain language, or summarized to simpler policies. Moreover, a whole new approach to planning in London will be proposed. From here forward, the process to adopt and approve the new Official Plan will be in accordance with Section 17 of the *Planning Act*, reflecting that this is not an update to the 1989 Plan, but rather an entirely new plan.

Background Studies and Inputs to the New Official Plan

The approved terms of reference outlined a number of studies that would be completed to support the policies in the new Official Plan, and the communication and community consultation strategy that would be used for *ReThink London*. The following section describes the background work that has been used to support the new Plan.

Land Needs Study for Non-industrial Lands/ Industrial Land Needs Study

The Land Needs Background Studies were undertaken as part of the Rethink process to ensure that there would be enough land available to meet the City's land needs for the next 20 years. This process is an important piece of the Official Plan review process, because it is the basis how we review our Urban Growth Boundary, and make sure that enough land for new residential development, commercial and office development, and institutional and industrial development is set aside within that boundary.

The review concluded that enough land would be available to meet the City's 20 year needs for all land uses except industrial. The need for new industrial land, and where that land might be located is being undertaken on a parallel track with the *ReThink London* process.

Other Background Studies

The proposed new Official Plan will also reflect the recommendations that have arisen from the many projects and planning initiatives from both within the City and from our community partner agencies. These are summarized below under the banner "Live, Grow, Green, Move and Prosper", and were all developed with extensive public feedback and best practice reviews. Municipal Council's approval of many of these studies became important inputs to *ReThink London* and they have been used as background documents to the new Official Plan. The various studies and reports that have provided input into the Official Plan document include the following:

Live

- Age Friendly London
- Child & Youth Network
- Homelessness Prevention and Housing Plan
- Healthy City/Active London (MLHU),
- London's Food Charter
- London Strengthening Neighbourhood Strategy
- Parks and Recreation Strategic Master Plan,
- Thames Valley Corridor Plan,
- Health Impact Assessment,

Grow

- 20 Year Sewer System Plan,
- BIGS Neighbourhood Study,
- City of London Growth Plan,
- Near Campus Neighbourhood Strategy
- Community Improvement Financial Incentives,
- Development Charges Study,
- Downtown Master Plan, Design Guidelines & Conservation District Plan,
- Greenway WPCP Expansion,
- Infill/Intensification Policies,
- London Psychiatric Hospital Secondary Plan,
- Placemaking Guidelines,
- Secondary Dwelling Units,

Grow (cont'd)

- SoHo Community Improvement Plan,
- Southwest Area Secondary Plan,
- Urban Design Guidelines,
- McCormick Area Plan,
- Meadowlily Secondary Plan,
- West Woodfield HCD,
- Old South/Wortley HCD
- Petersville HCD

Green

- Coves Subwatershed Plan,
- Climate Change Adaptation Strategies,
- Emerald Ash Borer Strategy,
- Environmental Review Lands Study,
- Green Bin and Modified Garbage Collection Pilot Project,
- Integrated Energy Mapping for London,
- London's EnerGuide Partnership,
- Pollution Prevention Control Plan,
- Community Energy Action Plan,
- Drinking Water Source Protection,
- Thames River Clear Water Revival,
- Urban Forestry Strategy,
- Water Efficiency Plan,

Move

- London 2030 Transportation Master Plan (Smart Moves),

Move (cont'd)

- Business TravelWise Program,
- LTC Long Term Transit Growth Plan,
- Middlesex-London in Motion,
- Bicycle Master Plan,
- Municipal Class Environmental Assessment for Veterans Memorial Parkway, and other major road networks in the City,

Prosper

- Industrial Land Development Strategy,
- Pathway to Prosperity,

Prosper (cont'd)

- Commercial Policy Review,
- Cultural Prosperity Plan,
- London Economic Development Corporation Strategic focus,
- London's Prosperity Plan,
- Southwest Ontario Growth Plan,
- Market Demand/Economic Analysis,
- Cities of the Future (e.g. Creative Class)
- London's Roundtable on the Environment and the Economy,
- London Medical Innovation and Commercialization Network

Discussion Papers on the Eight Key Directions

In a report to Strategic Priorities and Policy Committee (SPPC) on June 10, 2013, staff presented the key directions that emerged from the extensive community consultation and the vision for the new Official Plan – “*Our Future: Exciting, Exceptional and Connected London*”.

A discussion paper was prepared for each direction. The purpose of the discussion papers was to tie together what we heard from Londoners to the policy approach that would be taken in the new City Official Plan, and to ask Londoners if we are on track from their perspective.

- **Fostering A Prosperous City**
- **Connecting the Region**
- **Building a Mixed-Use, Compact City**
- **Providing Transportation Choices**
- **Building a Greener City**
- **Supporting a Culturally Rich and Diverse City**
- **Building Strong and Attractive Neighbourhoods**
- **Making Wise Planning Decisions, Careful Management**

Each paper focussed on those points that were most often raised through the community consultation. The papers also included a review of “best practices” that have been used by other communities. **Building a Mixed-Use, Compact City** included a discussion on the potential costs of growth under three different models. Each of the papers identified possible “measurables” for the new Official Plan that we could use to track our progress on achieving our vision. Finally, the papers provide an indication of what the policy direction would be in the new London Official Plan.

A follow-up report to SPPC on August 26, 2013, titled “What We’ve Heard”, highlighted the results from the public feedback on each of the discussion papers.

The Public Consultation Process

The public engagement and consultation process that was initiated at the outset of *ReThink London* has been integral to the development of the policies for the new Official Plan.

The intent of the engagement approach taken for *ReThink London* was for Londoners to identify the issues that were important to be addressed in the new Official Plan, and how we might approach those issues. This helped us to “Set the Stage” for the Official Plan review process. From the initial public consultation in developing the Terms of Reference for the review, the direction was to explore and tap into a range of new ways of interfacing with the public,

including opportunities for using community focus groups and individuals in different forms of engagement events and activities. This often meant going into the community, rather than inviting the community to us. Throughout the process, we reported out on the public feedback so that issues raised and opportunities identified by the public could be woven into the new Plan.

A common concern that was raised through *ReThink London* was the importance of demonstrating where or how Londoner's concerns and issues would be reflected in the new Official Plan. What residents wanted to be sure of was that they would be able to find some response to what they identified as important to them in the new Official Plan. This is the primary reason why *ReThink London* included the Discussion Papers for each of the key directions. These papers, written by staff, served as an important link between the community feedback received through ReThink London and the policy approach taken in preparing the new Official Plan.

ReThink London and the preparation of the new Official Plan is about building on what we heard through the process from Council and the public, about what we learned from a best practice review of other cities, about the integration of other City of London plans, studies and initiatives, and the professional advice of staff.

Public Engagement Summary - August 2013 to Present

The phase of ReThink London extending from August 2013 to now was intended to provide staff the time needed to prepare the new Plan and develop the next phase of the public engagement strategy for the new Official Plan. The amount of public engagement and community consultation during this timeframe has not been as intensive as the community consultation process leading up to writing the Plan. Notwithstanding this change of focus from "engagement" to "production", the summary below highlights the *ReThink London* engagement that has occurred since the last report to Strategic Priorities and Policy Committee on August 26, 2013. This engagement has involved a variety of organizations and groups, and ongoing collaboration with internal City Service Areas, including:

- London Development Institute, London Home Builders', and London Area Planning Consultants
- Middlesex County Council
- South Asian Community at Carling Heights Optimist Community Centre
- Doors Open London / Culture Days 2013
 - The *ReThink London* themes Live, Grow, Green, Move and Prosper were used as this year's inspiration for Doors Open London and London Culture Days.
 - *ReThink London* promotion was included in the map guide which had a publication distribution of 90,000.
- Veterans Memorial Parkway Community Project
- Western University – Political Science: Interest Groups and Social Movements
- Western University – Western Industry Problem Solving Workshop
- Western University – Geography: World Town Planning Day
- King's College – Social Justice and Politics
- Hyde Park Business Association Open House
- Collaboration with internal City Service Areas (circulation of internal draft plan, workshops & meetings)
 - Development & Compliance Services
 - Environmental & Engineering Services
 - Finance & Corporate Services
 - Housing, Social Services & Dearness Home
 - Legal & Corporate Services
 - Neighbourhood, Children, & Fire Services
 - Parks & Recreation Services
 - Planning Services

PROCESS GOING FORWARD

On May 5, 2014, the last phase of *ReThink London* will begin. This phase, “Confirmation and Approval”, involves another round of extensive public engagement on the draft, new Official Plan for the City of London. At that meeting, Staff will deliver the Plan to Committee to launch this round of consultation and engagement. The Plan document will not be included in the agenda package, but will be delivered and presented directly at the Committee meeting. A possible media event may occur immediately before SPPC.

This last step in the review process is necessary to circulate the draft policies and hear back from Londoners, stakeholders and Council. Through this consultation period, staff will make refinements to the Plan prior to the final review and consideration by Council for approval. The timing for the submission of the final version of the new Official Plan will be determined by Council, depending on the nature of the feedback received through the consultation process.

We would like to acknowledge the valuable input and collaboration provided by our internal Service Area partners in preparing the draft Official Plan. Concurrently, it is important to recognize that the draft continues to be vetted internally. The public consultation process for reviewing the draft Official Plan will provide additional opportunity for internal review of the draft Plan that may also result in refinements to the draft Plan.

Provincial Policy Statement 2014

On February 24, 2014, the Province released the Provincial Policy Statement 2014 (PPS); the provincial government’s consolidated policies for growth and development in Ontario. The 2014 PPS comes into effect April 30, 2014 with no transition period, meaning that as of April 30, 2014, planning decisions will need to be consistent with the new PPS, even if the process started under the “old” (2005) PPS.

Among other highlights of the new policy statement, it emphasizes the importance of active transportation (e.g. walking and cycling) and transit to healthy, active communities, all of which is consistent with what we heard through *ReThink London*.

Overall, the new Plan is consistent with the PPS 2014. From a preliminary comparison review between the PPS 2014 and to the draft Official Plan there are some areas that require further attention and possible refinements to the draft Plan.

Engagement Tools

ReThink London will continue to use innovative means of connecting with the public, sharing their input, and showing how the public’s input shapes the decisions that will be made through this final phase of public engagement. Staff recognize that the Plan is a large document and different people will want to review it in different levels of detail and in different ways. Various interactive engagement tools will be used, including:

- On-line media through a revamped ReThink London website that will include:
 - Video segments
 - Interactive place-based mapping
 - E-mail link to provide comments
- On-line access to full document or individual chapters
- Social Media – Facebook & Twitter
- Statutory public notification in the newspaper
 - E-mail blast to ReThink London public contacts
 - Letter Mail notice to individuals requesting notice

- Press release for radio, newspaper media coverage
 - Possible press conference before release
 - Public participation meeting at Strategic Priorities Policy Committee (June 23, 2014)
 - Conduct an informal high profile public event or interactive symposia
- Attend as guest speaker at a variety of business meetings and community workshop events
 - Newsletters
 - Attend special events/festivals
 - Printed Guide document on the new Official Plan
 - Inserts/Flyers through Corporate Communications

CONCLUSION

After the release of the draft Official Plan in May, it is planned to schedule an initial public meeting on June 23, 2014 to hear early feedback on the draft Official Plan, and identify areas that may require further review. At the May Plan release, the full public engagement program will also be presented, identifying the means and opportunities for providing input, and the schedule to the adoption of the Plan.

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