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File No. O-7938
Planner: G. BARRETT

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 MAY 22, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following action **BE TAKEN** with respect to the new Official Plan:

- a) The attached information report on the draft new Official Plan **BE RECEIVED**, and
- b) The draft new Official Plan for the City of London, provided under separate cover, **BE CIRCULATED** for public review and comment.

IT BEING NOTED that a public participation meeting shall be held before Strategic Priorities and Policy Committee at its June 23, 2014 meeting to receive initial comment and feedback from the public regarding the draft new Official Plan, and that the new Official Plan website (www.TheLondonPlan.ca) will be available on May 23, 2014.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- April 14, 2014 - Strategic Priorities and Policy Committee, 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.
- March 17, 2014 - Strategic Priorities and Policy Committee, Industrial Land Development Strategy - Expansion of the Urban Growth Boundary for Industrial Uses
- December 10, 2013 - Planning and Environment Committee - Expansion of the Urban Growth Boundary for non-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 the 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

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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.

PURPOSE

ReThink London has been all about a new way of preparing an Official Plan. It has been the largest community engagement program in the City's history and it has shaped not only the format, but more importantly the content of the new Official Plan. While the Plan has been prepared by the City, the broad community played a significant role in its content through the extensive community conversations held through ReThink London. This new Official Plan will shape how London will move, live, green, grow and prosper into the city Londoners envision by 2035 and beyond.

The tabling of the draft Official Plan is the first step of the Council and public engagement process leading up to Council's adoption of the Plan.

CONFIRMING THE OFFICIAL PLAN PROCESS

As a follow-up to the April 14, 2014 Strategic Priorities and Policy Committee meeting, the process that will be used for the adoption of the Plan, the process for public participation, and the public notice requirements will be pursuant to both Sections 17 and 26 of the *Planning Act*. This process has been reviewed in consultation with Legal Services.

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The terms of reference for the Official Plan review, approved by Council on February 21, 2012, reflected a possible new direction under Section 17 of the *Planning Act*, which 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.

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.

The process to adopt the new Plan, the requirements for public notice and public meetings will follow the provisions of both Section 17 and Section 26 of the *Planning Act*. The following is a summary of the steps required for both Sections 17 and 26 of the Planning Act and the steps that have already been completed to-date to satisfy the statutory requirements. Additional public meetings and public open houses have been held, and will be held, that are not required under the *Act*.

Statutory Requirements for Adoption under the <i>Planning Act</i>			
	Section 17	Section 26	Rethink London
Special Meeting of Council - To confirm if the plan needs to be updated and set forth in the Terms of Reference	Not required	Required	Notice of Intent Oct 29/11
			Notice of Intent - Nov 5/11
			Notice of Open House - Nov 26/11
			Open House - Dec 13/11
			Statutory Public Meeting - Jan 30/12
Open House	Not required	Required	Target September 2014 (Minimum of 20 days prior to Statutory Public Participation Meeting)
Public Meeting	Required	Required	Target September 2014
Consultation with MMAH	Required	Required	Special Meeting - Jan 26/12
			Land Needs - Nov 22/12
			Development Permit System - June 17/13
			Place Type Workshop - Dec 9/13
			Review of draft OP (ongoing)
Exemption of Official Plan Amendments from the Requirement for Minister Approval	Exempt from MMAH approval	Not Exempt from MMAH approval	60 days for Ministry review through One Window followed by Ministry approval.

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SECONDARY PLANS

The London Psychiatric Hospital and Southwest Area Secondary Plans that have previously been adopted by Council generally meet the purpose and intent of the policies in the new Official Plan.

According to the current Official Plan, where there is a conflict between the general policies of the Official Plan and the more specific policies of a Secondary Plan, or any Schedule of the Official Plan and any Schedules of the Secondary Plan, the policies and Schedules of the Secondary Plan shall prevail. Given there are some policy references in each of the Secondary Plans to the current Official Plan, we must ensure those policies that the Secondary Plans rely on from the current Plan are still “available” after the adoption of the new Official Plan that will replace the current Official Plan.

In response to this matter, two separate City-initiated files for amendments to the Secondary Plans will be opened and given public notice concurrent with the public notification on the draft new Official Plan. An information report outlining the possible changes to both Secondary Plans will be presented to Strategic Priorities and Policy Committee at its meeting on June 23, 2014, and the statutory public participation meeting on the proposed recommended changes to the London Psychiatric Hospital and Southwest Area Secondary Plans is anticipated for the August 26, 2014 meeting of Planning and Environment Committee.

PROCESS GOING FORWARD

As of May 22, 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. This last step in the review process is necessary to circulate the draft policies and hear back from Council, Londoners, and stakeholders.

As outlined in the planning report of April 14, 2014 to this Committee, *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 through a variety of interactive engagement tools.

On June 23, 2014, this Committee will hold an initial public meeting to hear early feedback on the draft Official Plan, and identify areas that may require further review. At that meeting, staff will also be providing the Committee with a more detailed description of the draft Official Plan, including its relationship to the current Official Plan and the sections of the new Plan.

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.

To initiate this consultation and engagement process, the new Official Plan website www.TheLondonPlan.ca will be available on May 23, 2014.

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May 12, 2014
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Copy: J. Barber, City Solicitor