

Good evening. My name is Stephen Turner. I live at 463 Tecumseh Avenue East in the Old South neighbourhood of London.

I'd like to thank Planning staff for engaging on the biggest official plan public consultation exercise possibly in the country and I'd really like to thank the 15,000 Londoners who shared their vision for our city.

The London Plan is inspirational, it's aspirational, it's visionary and it's elegant in its simplicity. It draws from the strengths of our current plan and fixes many historic gaps.

This is an exciting opportunity for councillors to be involved in a complete rework of the City's Official Plan. It's been 25 years since the last time that happened and I think only a few of you were on council then. This is an opportunity to hear what Londoners believe our city can become and an opportunity for you to show us that you listened.

The City has many partners in building our city. Our commercial and industrial sectors. Our educational and health care sectors. Our non-profits. Our governments. Our land developers and home builders. And our citizens. Each plays an essential role. I respect the partnership the city has with developers. They help to enable the execution of the city's plan and the relationship is one of mutual benefit. But during these discussions, I really hope not to hear that this plan is not what the market wants. It's an argument used far too often and has become cliché. I believe that the voices of 15,000 Londoners have clearly articulated 'what the market wants' and this is well reflected in the Draft of the London Plan.

This will be the most important document in the City's toolkit and I believe it should be protected as such. Once passed, it should take more than a simple majority vote of council to change it. If a simple reconsideration motion requires a 2/3rds majority to reopen debate, then why shouldn't that same margin be required to reopen the City's Official Plan?

There are many aspects of this plan that excite me. The creation of Place Types will really help to shape what we want to achieve as we grow. The focus on infill and intensification is very important. The cost to taxpayers of continuing on our current path of development is too high. Pushing our boundaries continuously outward have left us with a \$52 Million infrastructure gap as taxpayers are left to fund new development at the cost of adequately maintaining our existing infrastructure. And, as our State of Infrastructure report projects, this will worsen to almost \$500 Million within 10 years. We cannot continue with 'business as usual'.

I'm excited that the London Plan tackles the need for more affordable housing by setting targets to reach 25%. I am also very glad to see targets for mixed density. It's mentioned that affordable housing can be achieved through incentives such as bonusing but I worry that when given a cart of options, a developer may not choose

to leverage affordable housing to achieve that bonus. If this goal is to be met, it may be necessary to use affordable housing as the *only* bonusing tool in those areas where we want to increase our inventory.

There are subdivisions in London where it is almost impossible to run to the store for a litre of milk without hopping in your car. I hope this plan may be the cure to that. Currently, the majority of lands designated for high density development are built at single family residential densities and this needs to be fixed if the growth objectives of the London Plan are to be achieved.

I'm impressed with so many of the environmental considerations within the Plan. The elevation of transit as a priority for our city. The recognition of Food Systems. Policy items such as ending the practice of routinely placing storm water management ponds in environmentally significant areas is a major improvement. I hope changes to sections like site alteration can ensure events like the tree destruction at the Teeple Terrace woodlot could not occur before full sign off was achieved.

I'm happy to see focus on waste diversion and waste management however there seem to be no targets associated with these programs. If the London Plan can build targets into sections on affordable housing or mixed use place types, then it might also be appropriate to add a target for achieving 70% waste diversion or eliminating sewer bypass events that put untreated sewage into our waterways.

There are so many aspects to this plan that five minutes does not quite give it justice but my great predecessors and successors tonight are speaking very well and covering all the bases. I look forward to submitting the rest of my comments to staff and I would like to urge council to support this plan. Having long worked closely with my neighbourhood and many others, I believe it to be a solid reflection of the opinion of Londoners. I believe this to be an opportunity to renew our city and this plan represents the opportunity to engage our citizens not just as residents but as partners.