

London Development Institute

March 6, 2015

By Email

City of London
300 Dufferin Avenue
London, Ontario
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Attn.: Chair and Members of the Strategic Priorities and Policy Committee

Re: The London Plan Overview and Status Update, Agenda Item 5, March 9, 2015

Chair and Members of the Committee,

The LDI requests the Committee to direct staff to prepare a second draft of the London Plan for full review and comment prior to bringing the plan forward to the Committee for approval.

A document as important as the Official Plan (OP) which lays out the framework for the City's growth over the next twenty years needs a proper period of time for consultation and review before it is approved. The last five year update of the existing OP allowed for a more rigorous review than what is being proposed for the London Plan which is a major rewrite of the OP.

The staff report outlines some of the emerging themes that need to be addressed from the first round of consultation on the Draft London Plan and lists other modifications to be made including a restructuring of the chapters, corrections to graphics and major content changes made by internal departments.

This is a substantial rewrite of the first draft of the plan and requires a second draft for proper review.

Planning staff have done an outstanding job of engaging the public and the industry through the ReThink London process to obtain their views and opinions to create the first draft of the London Plan. A second draft of the plan is needed to ensure that it captures all facets of the discussion to date.

Additional caution is now required in light of the announcement yesterday by Ted McMeekin, the Minister of Municipal Affairs and Housing on proposed changes to the Development Charges Act and the Planning Act. One change to the Planning Act proposes that the revision schedule for Official Plan updates will be adjusted to require revision ten years after the plan comes into force and at five year intervals thereafter.

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Another proposed policy will not permit any amendments to a new Official Plan for two years after the plan has been adopted.

It is possible that these new rule changes will be in force when the London Plan is approved by the Ministry.

The staff report proposes the next step is to bring the revised staff recommended version of the document to Committee for approval in late May including a table outlining the review of the substantial number of comments received on the first draft of the plan.

Staff intends to provide the revised version of the draft plan to the public a month prior to the proposed statutory meeting in May so interested parties can formulate and prepare their comments to be presented at the Committee meeting. These comments may require the Committee to modify the plan before it is passed or to send it back to staff to conduct further consultation.

A second draft of the plan would allow for proper resolution of outstanding issues raised by staff's response to questions from the review of the first draft and to reduce any new issues that arise as a result of the reformatting of the revised document and to consider the impact of the proposed changes by the Ministry.

Again, a document as important as the Official Plan deserves to have sufficient time allocated to get it right from the beginning especially considering the proposed changes to the Planning Act and the current Environmental Assessment underway for the Rapid Transit system..

Thank you for your consideration of this matter.

Sincerely,

London Development Institute



Jim Kennedy
President, LDI

cc LDI Members
cc Art Zuidema, City Manager
cc John Fleming, City Planner
cc Gregg Barrett, Planner
cc Edward Soldo, Manager of Transportation
cc John Braam, City Engineer