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TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	THE LONDON PLAN <i>Second Draft – June 2015</i> PUBLIC PARTICIPATION MEETING MEETING ON JUNE 22, 2015 – 4:00 PM

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, the following actions **BE TAKEN** with respect to the second draft of The London Plan (June 2015):

- A. The second draft of The London Plan-the Official Plan for the City of London **BE RECEIVED** and circulated for public review and comment; and,
- B. A Public Participation Meeting **BE SCHEDULED** before the end of 2015 to adopt The London Plan as the Official Plan for the City of London, pending the timing of the Province’s passing of the *Smart Growth for Our Communities Act, 2015* (Bill 73).

IT BEING NOTED that an electronic version of the second draft of The London Plan (June, 2015) is available for review and comment at www.thelondonplan.ca, and that a proposed draft by-law to adopt the London Plan-The Official Plan for the City of London is attached as Appendix “A”.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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March 9, 2015 - Strategic Priorities and Policy Committee, update on the draft of *The London Plan* and next steps.

June 23, 2014 - Strategic Priorities and Policy Committee, Public Participation Meeting on the draft of *The London Plan*.

June 17, 2014 – Planning and Environment Committee, regarding the recommended expansion of the Urban Growth Boundary (UGB) to accommodate future industrial growth.

May 22, 2014 - Strategic Priorities and Policy Committee, launch of the new draft Official Plan for the City of London.

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.

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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 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 AND EFFECT OF RECOMMENDED ACTION

The recommended action is to receive the second draft of The London Plan, the new Official Plan for the City of London and to invite comments on the second draft. Upon adoption, The London Plan will replace the current Official Plan.

The first draft of The London Plan was released for public review and comment on May 22, 2014, and since that time, the public has provided input and comments on the Plan. The second draft

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of The London Plan has been prepared in response to the comments and input received through this consultation process.

BACKGROUND

The London Plan is the outcome of an unprecedented process of public consultation and engagement. Through the ReThink London process, which was officially launched with the Municipal Council adoption of the terms of reference on February 21, 2012, Londoners have developed the community’s vision for the future. London’s new Official Plan – The London Plan sets forth Council’s policies that will guide London’s growth and development and shape the look, feel, and function of our City for the next 20 years. The London Plan will have a direct impact on all residents of London; its policies address matters from infrastructure development to streetscapes, and address matters such as neighbourhood design, transportation, environmental protection, parks and recreation, farmland preservation and affordable housing.

Planning Services, working with our partners in all the City’s service areas, has undertaken a unique approach to public consultation ensuring that the community was involved throughout the process. Through the ReThink London process, more than 14,000 Londoners from across the City have participated. These many perspectives, values and comments have been used to develop The London Plan.

THE LONDON PLAN PROCESS

What is The London Plan?

- The London Plan is London’s “playbook for city-building” over the next 20 years.
- It will guide the way that we build our city to meet our long-term vision
- How we live, grow, green, move and prosper will all be affected by the Plan
- The London Plan sets our vision, key directions, and policies for how we will grow and develop over the next twenty years

Why is The London Plan Important?

- Legislation requires that all public works and all by-laws must conform with The London Plan once it is approved
- This means the way that we plan for, and build, our roads, municipal infrastructure, transit systems, parks, community facilities, and civic spaces will be shaped by the Plan
- Growth and development that is permitted through the zoning by-law and site plan by-law must also be consistent with The Plan
- The Official Plan helps us to establish a platform for economic and business development, urban regeneration, environmental preservation, and heritage conservation through the way we will change and grow over the next twenty years

What is the process that got us here?

Consideration of the new Official Plan shall be in accordance with both Sections 17 and 26 of the *Planning Act*, R.S.O. 1990 Chapter P.13. The *Planning Act* requires municipalities that have adopted an Official Plan to determine the need for revisions to the existing Official Plan and for the adoption of a new Official Plan. The City will follow the provisions of both Section 17 and Section 26 of the *Planning Act* for the statutory public notice and public meetings that are required prior to adoption of the new Official Plan.

ReThink London

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- In May 2012 ReThink London began with Peter Mansbridge asking Londoners to get involved in a conversation about the future of London
- What followed has been called the largest public engagement program around a new Official Plan in all of Canada
- Thousands of Londoners became engaged in a conversation about city-building, explaining their vision for London’s future and how we can all get there
- ReThink London represented a shift in engagement techniques, with many, many options available for Londoners to become engaged in their own way and on their own terms
- Discussion papers were released in early 2013 summarizing what was heard from the community on key city-building topics organized into the categories of: live, grow, green, move and prosper
- These discussion papers were released to the public and another round of feedback was invited. The question was posed, “did we hear you right?”

The London Plan

- In May, 2014 the London Plan was presented to the Public. This initiated another round of public engagement to receive input and comments on the draft Plan.
- Through the Plan’s website and community meetings, we were able to engage more than 13,000 individuals on the first draft of The London Plan. Feedback came via email, phone, meetings and comments on the webpages.
- The second draft of the Plan was released online on May 19, 2015. This provided members of the public with more than one month to review the second draft before the public participation meeting before the Planning and Environment Committee on June 22, 2015.
- Hard copies of the Plan were distributed to all branches of the London Public Library system on June 1, 2015. Copies of the Plan were also available at City Hall (Concierge, Clerks and Development Services) and at Planning Services, prior to the June 22nd Planning Committee meeting

What are the big moves for city-building in The London Plan?

The London Plan focuses on:

1. Shaping our City around rapid transit
2. Building exceptional places and spaces
3. Building inward and upward
4. Planning a smart city; connecting London to the world
5. Building one of the greenest cities in Canada
6. Creating a more cosmopolitan city
7. Regenerating our urban neighbourhoods and main streets
8. Giving attractive mobility choices
9. Ensuring strong and healthy neighbourhoods
10. Building a city that attracts talent and investment

WHAT WE HEARD/WHAT HAS CHANGED

Public interest in The London Plan and the process to review and comment on the draft of the Plan has remained very strong, and thousands have visited the Plan’s website. Since the release of the draft of The London Plan in May, 2014, more than 13,000 Londoners participated through website visits, by attending 65 new events, or through written, email and telephone contact. Overall, ReThink London and The London Plan have had a project reach of 240,000 Londoners.

The comments, information, questions and directions received over the course of the project have come from a wide cross-section of Londoners and from all areas of the City. In addition to the numbers of individuals who have participated, businesses, agencies, community associations,

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building and development groups, and education and health care institutions have also provided input into the development of The London Plan.

The following is a summary of some of the “high level” changes that have been made to the Plan:

- Many comments support The Plan, its vision and key directions. Comments were also supportive of the way that the Plan is written with more plain language to be more accessible and understandable.
- The vision, key directions, and the underlying big moves for city-building remain unchanged.
- The innovative format of the plan and the way it is written remains unchanged
- Some of the more major changes to the Plan include:
 - A re-organization of the structure of the Plan so that additional context and definition is provided “up front” so that the Plan flows better and is easier to navigate.
 - A more complete Table of Contents.
 - A revised policy numbering system so that policies that are related are able to be distinguished.
 - Clarification of the status of figures, tables and illustrations/photos in the Plan.
 - New mapping has been provided for clarity – large format maps will be adopted as the official maps for the plan, while smaller format maps are included in an appendix of the Plan for easy reference.
 - The more technical environmental chapters were bundled and moved within the Plan. An introduction to those policies was added.
 - The first chapter of the Plan provides more information on how to use and interpret The Plan.
 - The policies of the Plan have been revised to be consistent with the new Provincial Policy Statement (PPS) released in April, 2014.
 - The natural heritage policies have been clarified throughout and are consistent with new provincial policy. Where appropriate, the language and definitions of the PPS have been used.
 - The City Structure Plan has been reformatted.
 - More emphasis has been placed on the concept of a healthy city.
 - The Forest City chapter has been modified to better reflect the Urban Forest Strategy that concluded after the initial release of the Plan.
 - More flexibility has been incorporated into the City Design policies, while still maintaining the goals of creating a high quality public realm and well-designed development in London.
 - Intensification policies have been modified to recognize the important requirement for fit within a neighbourhood’s character
 - Greater clarity has been provided around minimum and maximum heights within the Place Types.
 - More emphasis has been placed on walking and cycling infrastructure in a number of places within the Plan.
 - The mobility chapter has been modified to clarify the tables showing requirements by street and the active mobility map has been altered.
 - Sustainable/green development policies have been added.
 - Healthy Cities polices have been added.

In addition to these high level changes, there have many changes made to the Plan as a result of the feedback and comments received. These comments that have resulted in changes to the Plan have come from members of the public, individuals, organizations, institutions, and interest groups. Comments have also been received from local agencies and what are known as prescribed bodies. Prescribed bodies include groups who the Province requires that the City circulate to, such as provincial Ministries, Conservation Authorities, the Health Unit, school boards, utilities and transportation agencies, surrounding municipalities, etc. Advisory

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Committees of Council and staff from other City Service Areas also provided comment. Finally, changes were made based on Staff feedback from throughout the organization.

Planning Staff have prepared a response to the submitted comments that requested clarification or changes to the Plan. A table, sorted by policy number, includes the detailed comments requesting a change with the corresponding action taken to each of the requested changes.

It is important to note that not all of the comments or requests for changes resulted in a change to the Plan. This may be because the requested change was better addressed elsewhere in the Plan, the request was too specific to be included in the Plan and may be more appropriately and better addressed through some other mechanism or City document, or the request was not consistent with the direction and intent of the Plan.

The table detailing the requested changes is available for viewing on the website for The London Plan – www.thelondonplan.ca. This table has not been appended to this report because of its size. The response table is 232 pages long, and is in an 11” by 17” format.

CHANGES TO THE SECOND DRAFT OF THE LONDON PLAN

Important note on limitations of this information: *The following text highlights a number of changes that were made to the first draft of The London Plan (May, 2014) in order to prepare the second draft (June, 2015). Every effort has been made to provide an assessment of the more substantive changes to the Plan.*

As noted above, more detailed documentation of the specific changes made, by policy number, is available on the website – www.thelondonplan.ca.

While every effort has been made to capture both the comments and the changes made to the Plan in response to those comments, we cannot be certain that all of the changes made to the first draft that are listed below or the changes indicated in the more detailed table available on the website have captured all of the changes made to the first draft of The London Plan. Only a detailed review of the second draft of The London Plan will provide a complete understanding of the policies of the second draft

Organization of the Plan

The second draft of The London Plan sets out Council’s policies under the broad headings of: Our Challenge, Our Strategy, Our City, City Building Policies, Place Types, Environmental Policies, Secondary Plans and Our Tools. The London Plan consists of written text, tables, figures, and maps. The text includes both City-wide and site-specific Place Type (land use) policies, while the maps identify which Place Type (land use) policies apply to lands within the City. The London Plan includes 8 Maps that form part of the Plan.

Modifications to the first draft of The London Plan that are reflected in the second draft include a restructuring of the Plan, as follows:

- The first three parts of the Plan have been re-organized as “Our Challenge”, “Our Strategy” and “Our City” to give a more logical flow to the discussion at a high level – the challenge, the strategy to address the challenge, and then what our city is to look like from a big picture/high level perspective
- The “Our City” part of the Plan was re-named to “Our Challenge” to better reflect the content of the chapter which establishes the challenges that the Plan sets out to address through the policies of the Plan.
- The Urban Regeneration and Growth Management chapters have been moved to the newly named “Our City” part of the Plan.

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- The “City Structure Plan” part of the Plan was renamed to “Our City” to better reflect the new content that included the city structure plan, but also included policies on growth management and urban regeneration.
- The “Natural Heritage”, “Natural Hazards” and “Natural Resources” chapters were removed from the City-Building part of the Plan to a new part, entitled “Environmental Policies”. It was felt that these policies work well together and can stand on their own as a critical planning subject area, separate from the remainder of the city-building policies. It was also felt that the plan was easier to read with these chapters brought together and, given their technical nature, placed before the Our Tools part of the Plan.
- The “Culturally Rich and Diverse” chapter was moved to precede the “Cultural Heritage” chapter to better set the context for the cultural heritage policies.
- Place-types that applied to both Urban London and Rural London were combined into a new part of the Plan called “City-wide Place Types”.
- The table of contents was expanded and maps, tables and figures are listed to provide more detail and assist with wayfinding in the Plan.
- Section numbers were added to the Plan to assist in wayfinding, and to ensure that groups of policies that relate closely to one-another and are intended to be read together are clearly identified within specific sections.
- 8.5”X11” maps are provided in the Appendix for reference only. The Plan makes clear that the official maps are provided under separate cover, are 3’X4’ in size drawn to scale, and officially constitute part of the London Plan. This is consistent with the method for mapping in the 1989 (current) Official Plan.
- Policies were revised, where necessary, to ensure that they are consistent with the Provincial Policy Statement, 2014. Where appropriate, the actual wording found in the PPS has been used in The London Plan.

Our Challenge

- This part of the Plan was renamed from “Our City” to “Our Challenge”.
- A greater emphasis was placed on explaining how to use The London Plan.
- A greater emphasis was placed on explaining how The London Plan is structured.
- Various policies were moved from the introduction of the “Our Tools” part of the Plan to the “Our Challenge” part of the Plan – some of these policies were removed because they were redundant.
- Policies were moved from “Our Tools” relating to how to interpret the Plan, how to read the plan, and what constitutes Official Plan policy.
- The Re-thinking Points – Big Ideas section of the Plan was removed as it caused some confusion with the Key Directions.
- An infographic was added to address greenhouse gasses.
- More emphasis was placed on City-building for economic growth and prosperity.
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity.

Our Strategy

- “Think sustainable” was added as a value
- Direction #1 was modified to add:
 - a point on strong, consistent growth and a vibrant business environment
 - a point on supporting our institutions
 - a point on the linkage between the economy and the environment
- Direction #2 was modified to add:
 - A point on connecting London through high speed rail
- Direction #3 was modified to add:
 - A point on recording and celebrating our City’s history

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- A point on making plans and taking actions to attract and support immigrant populations
- Direction #4
 - A point about protecting the Thames Valley Corridor and its ecosystem
 - A point about establishing London as a pollinator centre within the region
- Direction #5 was modified to:
 - Remove “promote strong and consistent growth” because it was better addressed under key direction #1
- Direction #6 was modified to add:
 - A point on supporting neighbourhood-scale food production
- Direction #8 was modified to add:
 - A point on planning to be consistent with the Accessibility for Ontarians with Disabilities Act
- A new series of policies have been added to establish that a monitoring program will be created to assess progress in meeting the directions and policies of the Plan over time.
- A variety of policies were re-worded and some policies were added to address issues that were raised or to add greater clarity

Our City

- This part of the Plan was renamed from “City Structure Plan” to “Our City”
- Many of the City Structure Plan policies were retained, but urban regeneration and growth servicing and financing policies were added from the City Building policies
- The growth scenarios – spread, hybrid and compact were removed
- The City Structure Plan policies were re-organized into five frameworks:
 1. Growth framework
 2. Green framework
 3. Mobility framework
 4. Economic framework
 5. Community framework
- Many of the figures were modified to make them more clear or more accurate
- The composite city structure plan was similarly modified
- The agricultural area was more clearly identified
- The natural heritage system was more clearly referred to, in keeping with the provincial policy statement – it was removed from the discussion of the Thames Valley Corridor
- More connections to the surrounding region were identified graphically
- Greater clarity was provided on the definition of neighbourhoods for the purpose of the Plan
- The definition of the built area boundary was clarified
- All of the Main Street areas were shown on one map
- Additional figures were added to show things such as rail corridors, institutions, high speed rail, Rural London, Shopping Areas
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

CITY-BUILDING POLICIES

City Design

- A new policy was added to explain that city design policies require a measure of flexibility in their application. Specific definitions were tied to the words “will”, “shall”, “should”, “may”, etc.
- The policies of the City Design chapter are less prescriptive and use the term “should” much more often and the words “shall” and “will” much less often

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- It is made clear that when the word “should” is used, alternative means for achieving the intent of the policy may be accepted by Council.
- The new section numbers were added to tie together policies as intended in this chapter
- The new neighbourhood definition is applied to these policies, making it clear where/how the neighbourhood design policies are to be applied
- The policies were re-drafted to ensure that they apply to both new neighbourhoods and existing neighbourhoods. It was clarified that some existing neighbourhoods require only support to sustain what is already a quality built form
- A requirement to articulate a neighbourhood’s character and demonstrate how a proposal has been designed to fit within the context of this character was added
- It has been clarified that heritage buildings and distinctive historical elements will be addressed under the *Ontario Heritage Act*
- Accessibility matters have been appropriately addressed through revisions to the policies
- More attention has been paid to emergency services
- A number of technical modifications
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Mobility

- Policies have been added to address rail and other regional connections to national and international ports
- More clarity relating to the rapid transit network was provided through new policy
- Policies have been clarified to assess a privately initiated amendment to a street classification
- Underground infrastructure is illustrated in the Street Design Zones – the Utility Zone
- Many changes were made to the tables showing each of the streets and the associated policy requirements of these streets. Rather than using the terms “yes, no, avoid and encourage” in the tables, the terms “not permitted, conditionally permitted, permitted and encouraged” were used
- A Rural Connector was established as a new street category
- High speed rail policies were added
- The Mobility Network Map was modified to show the most up-to-date information
- The title of the Mobility Network Map was also modified to “Active Mobility Network”
- There is more policy reference to pedestrians
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Forest City

- The name of the chapter was changed to “Forest City”
- Tree canopy targets were modified to reflect Council’s recent direction through the Urban Forest Strategy
- Policies were added relating to hazardous forest types, consistent with the Provincial Policy Statement
- Policies relating to the preparation of a tree inventory, preservation and compensation were modified
- Policies have been added relating to heritage trees and species at risk
- New policies are established regarding treescape plans relative to neighbourhood character

Parks and Recreation

- The potential role of community food systems in parks was highlighted

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- A Natural Features category was added, with an explanation of Woodlands and Open Spaces as natural features in public ownership for the purposes of Parks and recreation policies.
- Natural features were identified, in accordance with the natural heritage policies of this Plan, including woodlands and open spaces
- Corporate asset management was recognized
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Public Facilities and Services

- Corporate asset management was recognized
- A policy was added to encourage the installation of radio repeaters to aid emergency services communications
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Civic Infrastructure

- Corporate asset management was recognized
- Policy was added to encourage partnerships, where appropriate, to build, finance and maintain certain types of infrastructure
- Water servicing policies have been modified to ensure they are consistent with applicable legislation and requirements
- Temporary servicing policies have been modified
- Policies were modified such that planning and development applications on sites that will not have access to municipal services within a three year period will be considered premature
- On-site private-permanent policies were added
- Policies have been clarified relating to the location of stormwater management infrastructure relative to the natural heritage system
- New stormwater policies were added regarding pervious surfaces and maximizing vegetation
- New policies have been added for private servicing of lands outside of the urban growth boundary
- New policy has been added regarding energy from waste
- Several technical policies relating to the Growth Management Information Strategy, the development charges study, and other development finance policies were modified
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Homelessness Prevention and Housing

- Targets for new housing splits for affordable housing in secondary plans and large subdivisions have been modified
- The definition of low and moderate income households was added to the glossary consistent with the Provincial Policy Statement
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Culturally Rich and Diverse

- Some policies were removed, recognizing that they were too operational in nature and already addressed by the Cultural Prosperity Plan
- Inserted policy relating to elevating London's profile as a regional culture centre

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- Added policy regarding strengthening civic engagement and appreciation of culture through consultation and ongoing education
- Modified policies regarding incentive programs to facilitate cultural activities
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Cultural Heritage

- Cultural heritage landscape policies were modified
- Heritage impact assessment policies were modified to be consistent with the Provincial Policy Statement
- New policy has been established for assessing the relocation of heritage resources
- Policies have been modified to better recognize First Nations notification in regards to the identification of burial sites and for their invitation to participate in the Archaeological Management Plan process
- Revised definition of cultural heritage landscapes
- Cultural heritage landscape policies were made more succinct and now refer to Guidelines for greater detail
- New policies were added relating to the Funeral, Burial and Cremation Services Act
- Greater clarity has been inserted regarding the process where cemeteries or human remains are encountered during an assessment, development or site alteration
- Modifications were made to the Heritage Conservation District policies
- Cultural Heritage Landscapes have been added to the Heritage Conservation District and Cultural Heritage District map
- Policies have been added relating to an Archaeological Management Plan
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Smart City

- Added a policy that relates to a shared data store
- Policies were added relating to more advanced analytics and their important role for smart cities
- Amended policies to highlight enhanced decision making opportunities for all through smart cities technology
- Policies were modified so that they were not technology-specific and are adaptable to new technologies over time
- Policies were added regarding training and education
- Policies were re-organized so that the policy conversation was more structured
- Under “How are we going to achieve this?”, four sections were created: Smart City Strategy, Smart City Infrastructure, Information Sharing for a Smart City and Collaborating for a Smart City
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Food Systems

- Modified policies to clarify that livestock and husbandry activities is prohibited in the Urban London Place Types
- Incorporated policies to encourage schools, hospitals and places of worship to provide community gardens where possible

Green and Healthy City

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- The name of the chapter was modified to add “and healthy” to reflect the close tie between green and healthy cities
- This chapter was significantly altered to add a range of healthy city policies – fostering centres of excellence, partnerships and collaboration
- These new policies recognize that London is well positioned to develop its image as a healthy city and in doing so could create jobs, heighten our quality of life, and give London a competitive advantage over many other cities in the world
- Policies were added to encourage the development of a city that will attract the best and the brightest in the health care sector
- Policy was also added to integrate our smart city technologies with our healthy city policies
- Included policy regarding the use of trees to maximize cooling
- A policy was added to address the Green Energy and Green Economy Act
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

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PLACE TYPE POLICIES

Place Type Policies Framework

- A new framework was added to establish a structure of place types – city-wide place types, urban place types, and rural place types
- This part of the plan provided policies on the measures that may be used to implement the place type policies – use, intensity and form
- The framework of heights was moved to the urban place type framework

City-wide Place Type Framework

- This new part of the Plan includes two place types that apply to both Urban London and Rural London
- Previously, these place types were in the Urban London part of the Plan and were referred to by the Rural London policies. This new approach creates more balance between the urban and rural policies, recognizing there are some place types that apply to both.

Green Space

- The Green Space Place Type replaces the former Open Space Place Type
- Policies were modified to provide greater clarity on the protection of natural heritage features and areas consistent with the Provincial Policy Statement
- It is clarified that the Green Space Place Type covers both the natural heritage system and green spaces outside of the natural heritage system, but Map 4 clearly identifies the natural heritage system. Natural heritage policies apply to all those lands shown on Map 4.
- Policy was added to identify that linkages that support the Natural Heritage System are identified as potential naturalization areas and potential upland corridors on Map 4 of the Plan.
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Environmental Review

- The Environmental Review Place Type is included in the City-wide Place Type part of the Plan.
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Urban London Place Types

- A general framework was added explaining each of the urban place types and their general intent.
- Policies relating to heights within place types were modified and expanded to provide more clarity
- Policies were added to describe the purpose of minimum heights
- The table of minimum and maximum heights was modified to include minimum heights in metres, not just storeys; it was clarified that storeys means usable above-grade floors
- Planning and Development Application policies have been modified to remove duplicate policies that are addressed under the Our Tools part of the Plan; rather than duplicate these policies and possibly create confusion, the Urban Place Type policies simply point to the Planning and Development Applications policies in the Our Tools part of the Plan

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Downtown

- The policies for evaluating planning and development applications were removed in favour of a policy that points to the policies for evaluating planning and development applications in the Our Tools part of the Plan
- Policy was added to emphasize the importance of bicycle parking, bike-sharing and car-sharing
- Policy to emphasize the City’s role in building projects that have exceptional urban design qualities was added – leading by example
- Reference was added to the Downtown Heritage Conservation District Plan
- More emphasis has been placed on discouraging surface parking Downtown
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Transit Village

- A policy was added regarding secondary plans possibly being used to plan for transit villages - where needed
- Deleted last sentence of former policy 846
- Minimum heights were modified so that they require either 3 storeys OR 12m – this provides greater flexibility and clarity; also added policy in the Urban Place Type Framework policies that explains the intent of minimum height policies
- More emphasis was added re: cycling infrastructure in the Transit Villages
- Greater clarity was provided regarding the stepping down of heights in Transit Villages
- A new policy was added to explain why new Transit Villages are not intended to be added through the life of this Plan
- Specific policies were added to recognize special policies that were recently added to the current Official Plan for the west side of Richmond Street, south of Hillview Boulevard
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Rapid Transit and Urban Corridors

- Clarity provided to plan for a mix of residential and range of other uses that generate demand for rapid transit services
- The term pedestrian-oriented was added to the glossary
- Changes were made to the “interpretation of Corridor Place Type Boundaries” policies. The criteria were expanded and clarified for allowing lot consolidation to support development on the corridor
- The general policies of the corridor discourage large floor plate single use buildings – special policies for certain segments allow for these uses in these forms. A cap of 6,000 m2 is placed on commercial development within corridors, with the exception of those that are in special segments (eg. Wellington Road South)
- Minimum heights were shown as either metric (in metres) or by number of storeys – this provides for greater flexibility. The Urban Place Type Framework policies were modified to explain the purpose of minimum heights
- Intensity policies refer to the need to be sensitive to adjacent land uses and employ such methods as transitioning building heights and providing sufficient buffers to ensure compatibility
- New policies were added regarding the form of development along corridors – to create great walking environments
- Transit-oriented development form is encouraged through new policy that was added
- Policies were added to discourage the isolation of remnant lots that cannot be reasonably developed on their own, through new lot consolidation and development

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- New policies allow for new drive-through facilities only where their drive aisles are not located between the street and the face of the building in the front or exterior side yard; form requirements are established to ensure that drive-throughs do not negatively impact the pedestrian amenity of the streetscape
- Specific-segment Policies are now shown on new Map 6
- The Main Street segment of the RT corridor now stretches from Dundas Street to Highbury Avenue
- Wording was adjusted for the preservation of cultural heritage within the Main Street Place Type – so that it is more consistent with the Provincial Policy Statement
- The goals of the Preservation segment were amended for greater clarity
- Wellington Road, south of the River to Weston has been eliminated from the Preserve segment policies
- Transitional segment policies were modified to make it clear that commercial buildings may exceed 6,000 m2 in these parts of the corridors
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity
- Specific policies were added
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Shopping Area

- The interface with neighbourhood street policy has been modified for greater clarity
- Clarity was added to specify development of “large” commercial blocks are subject to certain form requirements
- Planning and development applications policies are modified to exclude minor variances and consents to sever for review by the Urban Design Peer Review Panel
- New policies were added for drive-through facilities to allow for them, but only where they do not detract from the pedestrian amenity of the streetscape
- New policy for a specific site added to the specific policies for the Shopping Area Place Type
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Main Street

- Applewood was added as a new main street in the list of Main Street Place Types consistent with the recent Official Plan amendment approved by Council
- A new policy was added to support appropriate forms of intensification at suitable locations in the Main Street Place Type so that our main streets are sustainable over time
- A new policy was added to make clear that new drive-through facilities will not be permitted within the Main Street Place Type
- Planning and development applications policies are modified to exclude minor variances and consents to sever for review by the Urban Design Peer Review Panel
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Neighbourhoods

- The notion of neighbourhood character was strengthened throughout
- The new definition of neighbourhood for use in this Plan was added to these to provide consistency
- Policies have been modified to better recognize cycling

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- Reference to the natural heritage system have been modified to be consistent with the Provincial Policy Statement
- Policies have been clarified to explain that there are requirements for intensification to respect existing community character
- The “Approach for Planning Neighbourhoods – Use Intensity and Form” policies have been modified for greater clarity
- A policy has been added to establish that a guideline document for the evaluation of intensification proposals may be prepared and utilized through the planning and development application process. These guidelines are intended to establish a common understanding of what represents positive forms of intensification within a neighbourhood context
- New policies have been added to explain how to interpret the neighbourhood tables – this is to add clarity and ease of use
- These policies also explain how to deal with sites at intersections
- The permitted uses section of this Chapter has been improved for greater clarity
- The permitted uses section establishes that area-specific policies or guidelines may be prepared to give more specific direction for certain neighbourhoods within the City
- It has been clarified that the range or retail, service and office uses that may be permitted in this Place Type must be appropriate and compatible within a neighbourhood context
- There is a broader explanation of community facilities that will be allowed in the Neighbourhood Place Type – including such things as places of worship
- Group homes have been defined more clearly and are separate from correctional residences and supervised residences. Definitions for all of these uses are provided in the Glossary
- The Neighbourhood Tables have been modified to:
 - Consistently use of Secondary Dwelling Units as a term
 - Add a broader range of uses and greater intensity opportunities for Central London – as per the policy that was identified in the 1st draft of the Plan in text (policy 972),but not in the table
 - Clarify Near Campus Neighbourhood policies prevail over tables
 - Clarify the total of all uses allowed at any intersection
 - Clarify a number of other points on the tables
- New policies clarify that large amounts of off-street parking will not be permitted for retail, service and community uses within the internal portions of neighbourhoods
- Secondary Dwelling Unit policies have been modified so they are consistent with the policy framework that has been presented to Council and circulated to the public, and the changes that will be proposed when those policies come forward following the release of the 2nd Draft of The London Plan
- The scoped site plan approval process has been further clarified, and simplified, for intensification projects
- Policies relating to the Remnant High Density Residential Designation from 1989 Official Plan have been simplified and clarified
- Some flexibility has been put in place to allow for bonusing on these sites. While Type 2 bonusing will be discouraged, Type 1 bonusing may be permitted. This is to recognize that these sites generally do not represent sites where the new Plan intends to allocate higher intensity residential development
- It has been clarified that the permitted uses in the near campus neighbourhood are the same as those in other neighbourhoods, with the exception of Central London
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Institutional

- Permitted use policies were modified to expand or clarify the listed uses

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- Grid-based internal road network was removed from the Form policies
- Building locational policies were removed from the Form policies
- Policy was added to recognize smaller institutional uses embedded in neighbourhoods and other place types throughout the city. Schools, places of worship, facilities for community groups and faith-based organizations, group homes and small health care services are examples
- The range of applications within the Institutional Place Type that will be subject to review by the Urban Design Peer Review Panel has been scoped
- New policy has been added relating to transit stations on, or adjacent to, institutional properties
- New policy added for high standard of tree planting
- New policy has been added for applications to add new or expand the Institutional Place Type
- Heritage preservation policies have been modified to be consistent with the Provincial Policy Statement and the Ontario Heritage Act
- Correctional and supervised residences are now also permitted in the Neighbourhood Place Type
- Reorganization of policy sections with new section headings
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Industrial Place Type

- Light Industrial Place Type policies are modified to address sensitive land uses beyond just residential uses
- Innovation Parks have been separated out as a new policy under the Light Industrial Place Type policy
- New policy has been added to protect and enhance London’s freight rail services, in collaboration with the relevant railways
- New policy has been added to identify industrial areas that are intended to transition to non-industrial uses over the life of the Plan and help to promote their transition where appropriate
- Heavy Industrial Place Type policies are modified:
 - Add outdoor storage
 - Clarify small-scale service office
 - Range of permitted uses in appropriate locations are modified
- Light Industrial Place Type policies are modified:
 - Mini-storage removed as a permitted use
 - Reference to Ancillary office changed to Accessory office
 - Recycling and composting facilities are new under uses permitted in appropriate locations
- Commercial Industrial Place Type policies are modified:
 - Self-storage warehouses is a new permitted use
- New policy has been established for composting and recycling facilities
- New policy has been established to prepare guideline documents
- Transitional Industrial Lands policies are modified to clarify and address the process for removing them from employment lands to non-industrial uses consistent with the Provincial Policy Statement
- D-series guideline policies are modified throughout the chapter to ensure industrial uses and sensitive uses are not to be located in proximity to each other
- A number of technical modifications were made and/or language was amended to be consistent with the Planning Act and other relevant legislation
- Policies were refined to be consistent with the Provincial Policy Statement (PPS)
- The Urban Growth Boundary was amended to accommodate industrial uses recently approved by Council

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- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Future Growth Place Type

- A new policy was added that points to Specific Policies to Map 6
- The Jackson District North policy was removed as it is no longer shown as Future Growth on Map 1 – Place Types

Farmland Place Type

- Non-agricultural related development directed to lands classified as having a lower soil capability
- Non-agricultural permitted uses are modified
- Tempo Plan specific policies are modified
- New policy regarding existing uses in the Farmland Place Type
- Policies refined to be consistent with the Provincial Policy Statement (PPS)
- A number of technical modifications, definitions and updates to terminology, including agriculture-related uses and on-farm diversified uses
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Rural Neighbourhood

- Section headings modified
- Policies refined to be consistent with the Provincial Policy Statement (PPS)
- Reference added to Civic Infrastructure chapter for policies regarding servicing
- A number of technical modifications, definitions and updates to terminology
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Waste Management Resource Recovery Area

- W12A Landfill and surrounding area clarified, including the size of the Waste Management Resource Recovery Area Place Type to be consistent with the current Official Plan.
- New policy added providing opportunities for industrial-related uses
- Intensity policies modified to address scale and design
- Clarify limited number of access points to Landfill
- Expansion to Landfill policies modified
- Planning and development application policies modified to address noise, dust, odour, litter and visual impacts, and address potential air quality, groundwater and surface water impacts
- Permitted uses in eco-industrial parks clarified
- Eco-industrial parks added as permitted use to W12A Landfill specific policies
- Section headings modified

Natural Heritage

- Moved to new part in the Plan under Environmental Policies
- The new section numbers and reorganizing sections tie policies together as intended in this chapter
- Some of the high-level introductory policies formerly in this chapter moved to Green and Healthy City
- Policies refined to be consistent with the Provincial Policy Statement (PPS)

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- Reflect provincial authority responsible for Provincially Significant Wetlands and Areas of natural and scientific interest
- New PPS language added regarding development/protection of natural heritage areas
- Valleyland policies clarified
- Incorporate policies for creating corridors and connections
- Flood plain acquisition policies moved to the natural and human-made hazards chapter
- Incorporate policies on pollinator habitat
- Removed section relating to targets for tree canopy cover, better addressed under Forest City
- Revised list of natural features and areas to be consistent with the language and definitions of the Provincial Policy Statement
- Incorporate language for Green Space Place Type to replace former Open Space Place Type
- A number of technical modifications, definitions and updates to terminology
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Natural and Human-made Hazards

- Moved to new part in the Plan under Environmental Policies
- Section renamed to include human-made hazards to be consistent with the Provincial Policy Statement
- Clarity given to differentiate between natural and human-made hazards
- Refinement to words “shall” and “will”
- Direct development away from natural hazards, consistent with PPS
- Floodplain acquisition policies moved from Natural Heritage section
- Policies refined to be consistent with the Provincial Policy Statement (PPS)
- A number of technical modifications, definitions and updates to terminology
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Natural Resources

- Moved to new part in the Plan under Environmental Policies
- Create new policies for Wellhead Protection Areas and wellhead protection
- Change from *Petroleum Resources Act* to *Oil, Gas and Salt Resources Act*
- Clarity given for rehabilitation of aggregate resources in prime agricultural areas
- Clarity given regarding land use changes adjacent to active pits and quarries to protect aggregate extraction
- Significant Groundwater Recharge Areas and Highly Vulnerable Aquifers policies are modified
- Refinement to words “shall” and “will”
- Policies refined to be consistent with the Provincial Policy Statement (PPS)
- A number of technical modifications, definitions and updates to terminology
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Secondary Plans

- Reference to “large” secondary plans removed
- List of background studies modified and reorganized
- Secondary Plan content modified
- Municipal Class Environmental Assessment process policies modified

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- New policy to clarify Secondary Plans are written under separate cover, but will constitute part of The London Plan
- List of adopted Secondary Plans updated to add new plans recently adopted by Council
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Our Tools

- A significant amount of “Our Tools” policy was moved to the front of The London Plan to explain the Plan’s status, how to interpret the Plan, and uses permitted in all place types
- The Growth Management/Growth Financing policies were modified in a number of places to establish greater consistency with the GMIS and Development Charges By-law, and to be consistent with growth financing approaches and policies established through those two processes. Greater detail can be obtained from the tables showing edits by policy number
- A variety of changes were made to the policies that require certain studies and information to be submitted in support of planning and development applications. Includes such things as:
 - Heritage Impact Assessment (as per *Ontario Heritage Act*)
 - Agricultural Impact Assessment (as per Provincial Policy Statement)
 - Additional financial information – fiscal impact
 - Identified that intensification guidelines may be established by City and information on how the proposal meets those guidelines may be required
- Engagement policies were modified to be consistent with the changes under consideration by Council in a separate report relating to such engagement techniques – currently being circulated in the community
- Policies regarding First Nations notification were modified as per suggested wording provided by the Province
- The Type 1 and Type 2 Bonusing policies were modified to provide greater clarity and greater direction for how they will be applied
- Vacant land condominium policies were revised to be consistent with recent changes made to these policies
- Guideline document policies were amended to clarify that they are not policy, but rather help in the implementation of policy
- The list of guideline documents was amended
- Parkland dedication policies were amended for greater clarity
- Noise and vibration policies were amended for greater clarity
- Minimum Distance Separation policies were modified so they are consistent with the Provincial Policy Statement and in keeping with the wording recommended by the Province
- The Glossary was amended to add a variety of terms, including: accessory and ancillary; adaptive re-use; adjacent when considering potential impact on cultural heritage resources; converted dwelling, corporate asset management; correctional residence; cultural heritage landscape; cultural heritage resource; development charges by-law; group home; local improvement charge; low and moderate income household; mixed use building; pedestrian-oriented; treescape; urban growth boundary; and view corridor
- A variety of policies were re-worded and some policies were added or deleted to address issues that were raised or to add greater clarity

Maps

- All maps can be found in the Appendix – 8.5”X11” for reference only; the official maps for the Plan are 3’X4’ hard copy maps. This allows for easier and more detailed reference without using the on-line mapping resources. It also clarifies what is the official mapping for the Official Plan.

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- Maps are ordered to allow for easier reference
- All other drawings showing geographic areas are shown as figures in the Plan
- Changes were made to the colours of maps for easier reference
- Some changes were made to the wording and titles on the maps for greater clarity
- The Downtown Boundary is clearly shown with a specific map line that incorporates green space
- Open Space has been re-named Green Space
- The Resource Recovery Area has been re-named to Waste Management Resource Recovery Area
- The Urban Growth Boundary was amended to recognize the recently approved changes to the boundary for industrial uses
- A note is made that the Rapid Transit EA is currently in progress and that the specific alignment will soon be established so that it can be clearly identified, with corresponding street classifications and place types, where the rapid transit corridor is to be developed
- The Natural Heritage map was changed to recognize updated information from the UTRCA and the Province
- A new road classification – Rural Connector - was added to the street map
- The Specific Policy Areas map was amended to be more complete
- The Remnant High Density Residential from 1989 Official Plan map has been modified based on comments received
- The Community Improvement Area map has been amended to include the full Old East Village CIP area
- Various site-specific map changes were made in response to the comments received – see these more detailed changes in the table that is provided by policy number

NEXT STEPS

The second draft of The London Plan was made available on-line at www.thelondonplan.ca on May 19th for public review and comment. The London Plan website has been revised to include:

- The 1st draft of The London Plan (AODA version also provided)
- The 2nd draft of The London Plan (AODA version also provided)
- A table describing highlights of the changes made to the 1st draft
- A table detailing public comments requesting changes and how each of those comments have been addressed
- Background information from ReThink London and the process to date
- Comment form

The web site will be available over the next several months to receive further feedback and comments so that Planning Services staff can prepare the final draft targeted to be completed for the end of 2015.

Print copies of the second draft of the Plan were distributed to local libraries, and for viewing at the Kiwanis Seniors' Community Centre, the Planning Services office at 206 Dundas Street, and at City Hall in the lobby, at the Clerk's Office, 2nd Floor, and at the Development Services Office, 6th Floor on June 1, 2015

The release of the second draft in advance of the public participation meeting scheduled for June 22, 2105 was intended to give the public the opportunity to view the document before providing initial comments and feedback at the June 22nd public meeting. The web site has also been re-designed to solicit feedback from the public on the second draft of The London Plan.

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In addition to refinements and modifications in response to the public comments received as part of this next round of consultation, refinements to the second draft may include modifications that may be required as a result of the Rapid Transit Municipal Class Environmental Assessment (EA). Given that the London Plan makes explicit and deliberate connection between the specific road classification and the nature of the adjacent Place Type (land use), any changes arising from the completion of the Rapid Transit Environmental Assessment (*Shift*) may have implications to The London Plan. It is not expected that there will be significant changes to the corridor alignments identified in The London Plan. Furthermore, where changes are possible, there will only be minimal changes to the use, intensity and form of the new place types adjacent to the Rapid Transit Corridor.

It is the intent to bring the recommended version of *The London Plan* forward to a final statutory public participation meeting before Committee, followed by Council adoption by the end of 2015. As has been previously reported by Staff, the date for the final public participation meeting and subsequent Council adoption will also consider the timing of the proposed amendments to the *Planning Act* that are currently being considered by the provincial government.

The next steps of the process are summarized as follows:

- May to September 2015 – Public consultation on the recommended draft of *The London Plan*
 - June 22, 2014 - Public Participation Meeting
 - October/November 2015 – Public Open House Sessions (no later than seven days before the public participation meeting)
- Before the end of 2015 – Public Participation Meeting and Council Adoption of *The London Plan* (pending the timing of the Province’s passing of the *Smart Growth for Our Communities Act, 2015* (Bill 73)).
- Council-adopted Plan is forwarded to the Province (Ministry of Municipal Affairs and Housing) for Approval.

PREPARED BY:	
HEATHER McNEELY SENIOR PLANNER, LONG RANGE PLANNING AND RESEARCH	
SUBMITTED BY:	SUBMITTED BY:
SEAN GALLOWAY, MCIP, RPP MANAGER, URBAN DESIGN & GIS	GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH
RECOMMENDED BY:	

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JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER
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June 4, 2015
JF/GB/HMcN
"Attach"

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Appendix ‘A’

By-law No. C.P. (to be added by Clerks)

A by-law to adopt the “The London Plan” - the Official Plan for the City of London and to repeal By-law C.P.-1284-227 entitled “by-law to adopt the new Official Plan for the City of London Planning Area and to rescind the 1971 Official Plan.”

WHEREAS Section 26.(1) of the *Planning Act* RSO 1990 c.P.13 (2006) requires the council of the municipality that has adopted an Official Plan to, not less frequently than every five years after the plan comes into effect, review and revise the Official Plan.

AND WHEREAS Section 17.(1) of the *Planning Act* RSO 1990 c.P.13 (2006) allows the municipality to prepare an Official Plan.

AND WHEREAS the Municipal Council held a special meeting, open to the public, on December 11, 2011 to determine the need for a revision to the Official Plan.

AND WHEREAS the Municipal Council confirmed the need for a revision and adopted terms-of-reference for the Official Plan review process on February 21, 2012

AND WHEREAS the Municipal Council held an open house on (insert date, 2015) for the purpose of giving the public an opportunity to review and ask questions about the proposed Amendment to the Official Plan.

AND WHEREAS the Municipal Council held a public meeting on (insert date, 2015) for the purpose of giving the public an opportunity to make representations in respect of the proposed Amendment to the Official Plan.

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. That the document entitled “The London Plan-The Official Plan for the City of London” is hereby adopted.
2. That By-law C.P.-1284-227 entitled “A by-law to adopt the new Official Plan for the City of London Planning Area and to rescind the 1971 Official Plan” is hereby repealed.
3. The Clerk of the Municipality is authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforesaid Official Plan for the City of London.
4. That the repeal of the Official Plan for the City of London Planning Area (1989) referred to in clause 2. above shall not come into force and effect until The London Plan-The Official Plan for the City of London comes into effect, in accordance with the provisions of section 17 of the *Planning Act*.

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PASSED in Open Council on (insert date, 2015).

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – (insert date) 2015
Second Reading – (insert date) 2015
Third Reading – (insert date) 2015