

6TH REPORT OF THE
STRATEGIC PRIORITIES AND POLICY COMMITTEE

Meeting held on January 30, 2012, commencing at 4:05 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Mayor J.F. Fontana (Chair), Councillors B. Polhill, W.J. Armstrong, J.B. Swan, S. Orser, J.L. Baechler, N. Branscombe, M. Brown, P. Hubert, D.G. Henderson, D.T. Brown, H.L. Usher and S. White and L. Rowe (Secretary).

ABSENT: Councillors J.P. Bryant and B. Polhill.

ALSO PRESENT: J. Braam, J.P. Barber, G. Barrett, J.M. Fleming, S. Galloway, G.T.Hopcroft, H. McNeely and C. Saunders.

I. DISCLOSURES OF PECUNIARY INTEREST

1. No pecuniary interests are disclosed.

II. CONSENT ITEMS

III. SCHEDULED ITEMS

2. Official Plan Review - Terms of Reference

Recommendation: That, on the recommendation of the Director, Land Use Planning and City Planner, and based upon the legislative requirements of Section 26(1) of the *Planning Act* and the public consultation process to date, the following actions be taken with respect to the five-year review of the City of London Official Plan:

- a) pursuant to Section 26(1) of the *Planning Act*, the need for an Official Plan update **BE CONFIRMED**, and the Civic Administration **BE REQUESTED** to initiate such a review;
- b) the attached revised Terms of Reference for the Official Plan Review (Appendix A), as revised based on comments received from various stakeholders including the public, the development industry, and relevant governmental agencies and ministries **BE ADOPTED**;
- c) the January 30, 2012 report detailing the public input received on the draft Terms of Reference for the Official Plan review **BE RECEIVED**;
- d) a corresponding financial policy **BE DEVELOPED** through the Official Plan review process that will support a sustainable financial plan; and
- e) appropriate measurables **BE DEVELOPED** for the Official Plan;

it being noted that pursuant to Section 26(1) of the *Planning Act*, a public open house was held on December 13, 2011;

it being further noted that the Strategic Priorities and Policy Committee (SPPC) heard the attached presentation from the Director of Land Use Planning and City Planner, and the Manager, City Planning and Research, with respect to the draft Terms of Reference for the Official Plan review;

it being also noted that the following written communications were received by the SPPC:

- a) a communication dated January 20, 2012 from B. McCall, RN, Public Health Nurse, Chair, Healthy Communities Partnership Middlesex-London; and
- b) a communication dated November 25, 2011 from L. Cowie, Southeast London Community Council;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

- Bernadette McCall, RN, Public Health Nurse, Chair, Healthy Communities Partnership Middlesex-London, and D. Szoller, Thames Region Ecological Association, Physical Activity Policy Action Team – providing the attached presentation in support of facilitating healthy living through effective land use planning policy.
- Mary Lou Albanese, RN, BScN, MSA, Manager, Healthy Communities and Injury Prevention, and Iqbal Kalsi, Manager of Environmental Health, Middlesex-London Health Unit – requesting that the City of London’s Official Plan incorporate policies that will enhance the overall health of the community through healthy community design and land use planning; emphasizing the importance and need for having health professionals and planners work together to achieve health promoting features of land use, community, environment and transportation planning; indicating support for the adoption of the draft Terms of Reference and the involvement of the Health Unit as the review moves forward; noting that under the Ontario Public Health Standards 2008 Health Hazards Prevention & Management requirements #3 and #4 “the Board of Health shall increase public awareness of public risk factors and shall assist the community partners to develop healthy policies related to reducing exposure to health hazards”, which would cover such areas as built environment (land use planning), climate change, indoor air quality, ambient air quality, extreme temperatures and other measures, as emerging health issues arise; and indicating that given the mandated direction from the Province, it is imperative that the Health Unit be included as a member of the Official Plan, as is the case with many other Ontario communities such as Region of Peel, Region of Waterloo, etc., who actively work with their municipal planning officials to improve the health of their citizens in the community.
- Lynda Cowie and Kathleen Nurse, Southeast London Community Council – providing the attached presentation; indicating that with the input of local citizens an Official Plan can be developed which will truly make London the “City of Opportunity” and a place of healthy and safe neighbourhoods in which to work, play, worship and grow; and emphasizing the need to make every effort to engage the public.
- Tony Fonseca, Southeast London Community Council – indicating that the Elected Officials need to oversee the review process in order to ensure the voice of all Londoners is heard and represented in order to facilitate a collaborative approach to the review process; stating that the process should address and respond to concerns, such as policies that facilitate the demise of small commercial plazas; noting that engaging residents to determine what uses they favour and allowing sufficient flexibility for property owners/developers to accommodate community needs will result in more successful development; and lastly reiterating the need for task objectives that will result in procedures for the items detailed in Ms. Cowie’s letter dated November 25, 2011.
- Jim Kennedy, London Development Institute – commending the City for its new approach to the Official Plan review; noting the last review resulted in approximately 500 amendments, which was in large part due to the fact that the background for the review was so prescribed, there was little choice but to seek amendments; indicating that it will be important for neighbourhoods to appreciate the need for flexibility; and lastly expressing that he is looking forward to the public dialogue with respect to the review.
- S. Pompilli, speaking on behalf of Farhi Holdings Corporation and Mr. and Mrs. Flannigan, landowners – indicating that he was extensively involved in the current Official Plan review process, as well as the Vision ’96 process; noting that there was not much change arising from the Vision ’96 process; indicating that there are 24 landowners in the area of

Dundas Street/Crumlin Side Road/CNR tracks and the easterly limits of the City of London that would like to see the urban growth boundary expanded; noting that Farhi Holdings Corporation has 137 acres and the Flannigans have 50 acres of property in the vicinity that they would like to see move from rural settlement and agriculture and noting that the request is not a new one.

- Sandy Levin, Urban League of London – indicating there are two questions that the Municipal Council needs to ask: first, where do advisory committees fit into the process and second, how does the new community engagement policy apply to this review; and noting that there is a need for continued public engagement.
- Mike White, Lambeth resident – enquiring about by-laws and building permits; indicating that he has only heard “no” or “you can’t do that”, rather than being aided through the permit process; advising that health issues have made it necessary for him to build an accessible home and he would like to sever his property in order to build such a home on his existing property; and noting that while there is talk about the community and flexibility, the City is not really meeting the needs of the community.

IV. ITEMS FOR DIRECTION

3. Official Plan Review

Recommendation: That the following communications **BE RECEIVED** and **BE REFERRED** to the Civic Administration for consideration as part of the Official Plan review process:

- a) a communication dated January 12, 2012 from W. Pol, London and Area Planning Consultants;
- b) a communication dated January 24, 2012 from D. Jolliffe and L. Flannigan; and
- c) a communication dated January 30, 2012 from J. Kennedy, London Development Institute.

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 5:42 PM.