

PUBLIC PARTICIPATION MEETING COMMENTS

11. Old East Village Commercial Corridor Urban Design Manual (O-8583)

- Laverne Kirkness, Kirkness Consulting, on behalf of the London Area Planning Consultants – indicating that the Consultants meet to discuss planning matters occurring within the City, County or Province; noting that this project came to their attention; appreciating that the City staff did a pretty fine job of it; expecting that the patio guidelines could probably apply to the entire City, not just East London; wondering if there is an efficiency there; advising that he does not believe that they have ever seen such a detailed, comprehensive, fourteen page patio guideline; hoping that Old East will take advantage of the guideline and they will see more of them; indicating that the main reason he is here is because they are using the word “manual” and for the last three or four years the London Area Planning Consultants have been having discussions with the City Planning staff on the meaning and definition of guideline versus standard versus policy; it being noted that these discussions have related to the London Plan; pointing out that those are three documents that Planners are quite accustomed to as well as other people; advising that they have great significance and are quite different in that policy is something that they find in the London Plan or the Official Plan and standards are something that you find implementing zoning regulations; advising that guidelines are something that show a City intent about a design problem or a land use situation and there are usually various solutions and the City may offer one preferred solution but there may be others; indicating that there should be an open-mindedness from the private sector to bring forth those other kinds of solutions if they meet the design objectives; reiterating that they are familiar with the term guidelines but they are not familiar with the term “manual”; wondering if this is something new; realizing that it is something that the Civic Administration has mentioned; wondering if he could hear from staff about whether or not a manual is a guideline or is it something different; *(Note: The Manager, Urban Design and Geographic Information Systems responds to the question; indicating that the document is a guideline document that provides the intent of the area; pointing out that the use of the term “manual” is a consistent urban design term used throughout the Province. Further noting that Councillor P. Squire enquired about whether or not a manual is a compendium of guidelines; it being also noted that Civic Administration responded to this question.);* enquiring as to why the term “manual” is being used instead of “guideline”; pointing out that, to the London Area Planning Council, manual infers a requirement or a standard; and, enquiring as to why it is not being called a guideline document like all of the other documents.
- Jennifer Pastorius, Manager, Old East Village Business Improvement Area – see attached presentation.