

LONDON AREA PLANNING CONSULTANTS – LAPC

.... a local organization of private professional land use planners.....

London Plan 3 - collective comments from LAPC members

Who is LAPC?

- LAPC is a group of LAND USE PLANNERS, centered in the London Middlesex region, and engaged/employed in the private sector of land use planning.
- Membership is voluntary, it generally meets monthly, and there are no membership fees.
- Planner members may be self-employed as consultants, or be employed by planning, engineering, architectural and ecological based companies, as well as land development companies.
- LAPC's goal is to improve land use planning and the planning of healthy, complete and sustainable communities.
- LAPC members examine and discuss matters of public land use planning policy, regulations and procedures about development and conservation of the urban centres and rural areas.
- LAPC members work toward providing a collective view and comment from a private land use planning perspective on matters focussed in London - Middlesex region.
- Since we are Urban and Rural Planners – with the same formal education, same formal credentials as your PUBLIC Planners, we feel we have a significant contribution to make.
- Our perspective is aimed to evaluate, compliment, and offer alternatives to, the public perspective on land use planning policy and implementing land use planning instruments contained in the Ontario Planning Act and other related enabling legislation for Municipalities.
- Individual member planners within their own companies will be submitting comments on their own on behalf of clients. LAPC is therefore commenting on general principles – not the specifics – as this may fly in the face of some business interests that individual LAPC members represent as consultants.

Compliments to London Plan 3!

- As we had said in the public meetings for London Plan 2, we do not underestimate the monumental task preparing a new Official Plan for a City of almost 400,00 people is not easy task.
- LAPC want thank the City Planning Staff for their work in preparing the document that is future thinking and attractively inviting to read.
- LAPC believes the London Plan has a meaningful Vision based on a strong Downtown and Urban Transit Villages with - high density mixed use corridors, strong reliance on quality neighbourhoods and a complimentary natural heritage and parks/open space system.
- There are new approaches such as in the tables in the City Building Mobility Section and in the Neighbourhood Place Types Section that serve as an interesting approach to street design land use permissions that need practice in working with in order to fully understand.
- LAPC appreciates the public engagement piece and the willingness to meet with special groups. As late as last week, John and his team met with LAPC members to explain the revised and added parts of the London Plan #3.

LPAC's Constructive Criticism of London Plan 2 – City Staff have responded a lot in London Plan #3!

- More flexible -- less prescribed
- Clarified BONUSING
- Clarified GUIDELINE documents in terms of definition and use
- Removed some of the GUIDELINE like statements that are not policy
- Simplified some of the tables in Mobility and Neighbourhood sections
- Some specific polices that we think are guidelines have been re-written to make them more flexible.

Here are some LAPC concerns still ...

- One of the goals of the new London Plan would be that it should not have to be amended so frequently as the one we have now and adopted in 1989. Have we got the right balance between flexibility and prescription. This is a difficult question but when one has to pay \$10000 to amend the Plan, we would hope that we would error on the side of flexibility.
- Example: NEIGHBOURHOODS - a place type that takes up a lot of the city and 2 storeys is the base height, and in some specific locations one can get to 4 storeys and 6 storeys. Is this sufficiently flexible? Should there be a policy that deals with unique situations..... so we do not have to amend the OP.

CONCLUSION ..

One thing for sure, the PRIVATE PLANNERS of LAPC feel this has been a worth exercise for London in the 21st century and as PROFESSIONAL URBAN AND RURAL PLANNERS, are prepared to work with what Council adopts and finally gets through the approval process. Thank you.

Laverne Kirkness

President

London Area Planning Consultants