

# **LONDON AREA PLANNING CONSULTANTS – LAPC**

(a local organization of private-practice, professional land-use planners)

March 2, 2012

**Sean Galloway, Urban Designer**  
**Planning Division**  
**City of London**  
**204/206 Dundas Street**  
**London ON**  
**N6A 1G7**

**Re: Draft Urban Design Guidelines – Further Comment**

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**Dear Mr. Galloway:**

Thank you for taking the time to meet with members of LAPC on February 14, 2012, regarding the Draft Urban Design Guidelines. As discussed at this meeting, we would like to reiterate some of our concerns about the format of the document, and suggest a revision to the timeline contemplated for its approval.

As per our original commenting letter of January 20, 2012, the overriding concern about the draft guidelines document is its conspicuous lack of conformity with the City of London Official Plan. The conflict in policies inhibits the potential of these draft guidelines to act as a viable “play-book” for private or public development projects within the City, and creates uncertainty as to the status of the document.

As a result of our meeting, we suggested that the document be revised to be a discussion paper on urban design issues, intended to support the current Official Plan Review process. This would represent an important shift in the purpose of the document, one that would require significant revision. In recognition of this, LAPC recommends that the timeframe contemplated for the approval of the document be extended to enable the release of a revised draft for further comment and discussion. With a new understanding of the intended purpose of the guidelines, commenting agencies and stakeholders such as LAPC would be better able to comment on the detailed policies and guidelines of the document.

Thank you for providing us with an opportunity to comment on the draft Urban Design Guidelines.

Respectfully,

  
**Stephen Cornwell, BAA, MCIP, RPP**  
**LAPC Member**

**Lavern Kirkness, BES, MCIP, RPP – LAPC Acting President**  
**Richard Zelinka, MES, MCIP, RPP - LAPC Member**  
**Michael Hannay, MRAIC, MCIP, RPP - LAPC Member**  
**Maureen Zunti, MCIP, RPP - LAPC Member**  
**Heather Garrett, BA, CPT – LAPC Member**

cc. LAPC members  
John Fleming  
Jim Yanchula  
Planning & Environment Committee