




ReTHINK ZONING

Draft Terms of Reference

WHAT IS ZONING?

- Zoning is a tool in the Planning Act that allows municipalities to regulate growth and development
- A Zoning By-law
 - implements the objectives and policies of a municipality's official plan
 - provides a legal way of managing land use and future development
 - Provides regulations with regards to the use, location, intensity of development
- One of a suite of tools we use to ensure development achieve the objectives stated in the Official Plan



DOES LONDON NEED A NEW ZONING BY- LAW?

Yes – To Implement the London Plan

- Zoning By-law Z.-1 is linked to and was written to implement the land use designations of the 1989 Official Plan
- The London Plan provides a new policy direction with new place types and city building policies

Yes – To comply with the Planning Act

- All by-laws shall conform with the Official Plan (s. 24(1))
- Zoning shall be updated to comply with the official plan within 3 years (s. 26(9))

WHAT'S IN THE NAME?

ReThink Zoning chosen as a brand for this process for two reasons:

1. To link this project to ReThink London and the London Plan
2. To encourage creativity & innovation



DRAFT TERMS OF REFERENCE

- Presented to PEC August 13, 2018
- Overviews the goals, objectives, desired outcomes, and process to prepare the new by-law
- Council resolution:
 - That, on the recommendation of the Managing Director, Planning and City Planner, the staff report dated August 13, 2018 entitled "ReThink Zoning Terms of Reference" and the draft Terms of Reference BE RECEIVED for information and BE CIRCULATED to stakeholders, agencies and the public for the purposes of receiving comments; it being noted that the final Terms of Reference will be brought before a future meeting of the Planning and Environment Committee for approval following the consultations with stakeholders, agencies and the public.
- Next step – terms of reference to PEC May 13, 2019



DRAFT TERMS OF REFERENCE

- Overarching Goal, Objectives, Desired Outcomes
 - Focus on finding the right tool and approach to achieve the vision of the London Plan
 - Details are not determined at this point and will be explored through the project work plan
- Project Approach
 - Phase One –Background research and options analysis.
 - Phase Two – Prepare new by-law

DRAFT TERMS OF REFERENCE

- Schedule
 - Final Terms of Reference and RFP for Consultant(s) – Q2, 2019
 - Retain consultants – Q3, 2019
 - Background Paper – Q1, 2020
 - Public Engagement – Q1-Q3, 2020
 - Recommendation Report – Q4, 2020
 - Terms of Reference, Phase 2 – Q4, 2020
 - Phase 2 – TBD

ReTHINK ZONING

- Terms of Reference overview the project approach
- Emphasis will be placed on stakeholder engagement throughout process
- Anticipate next update to follow the background report in 2020
- All stakeholders are invited to stay involved in this process.

