

April 29, 2013

To ReThink London,

Thank you for the opportunity to give input into London's Official Plan. The London Housing Advisory Committee is very interested in optimizing housing in London through this process, and has given much consideration to what this means for the Official Plan. As a committee, we have chosen both mixed use development and particularly mix within a residential development as an opportunity for improvement.

Within the current provincial Planning Act, there is no language to either facilitate or legislate tools to facilitate mixed development such as inclusionary zoning. Therefore, it is the wish of our committee that a placeholder policy be included in the Official Plan that would allow for movement on mixed development in the event of change at the provincial level.

Objective 4.5 of the London Community Housing Strategy states "Create mix within larger scale redevelopments". However, there is currently an absence of policy on this at the provincial level. Mix within redevelopment allows for strong and inclusive communities, and advancement on our affordable housing targets.

The Committee would recommend that the ReThink team conduct a thorough review of best practices around mixed development, including inclusionary zoning. This process would include advocating to the province for clearer policy direction in this area, in line with the LCHS recommendation 3.13 "Provide clearer policy direction on related planning matters".

Therefore, rather than proposing a particular model of mixed development, we are instead asking that the language be in place that would allow London to follow the lead of the province in the case of revisions to the Planning Act.

Sincerely,

London Housing Advisory Committee