



Comprehensive Review of *The London Plan*



Planning and Environment Committee
Public Participation Meeting: April 11, 2023
File: O-9595

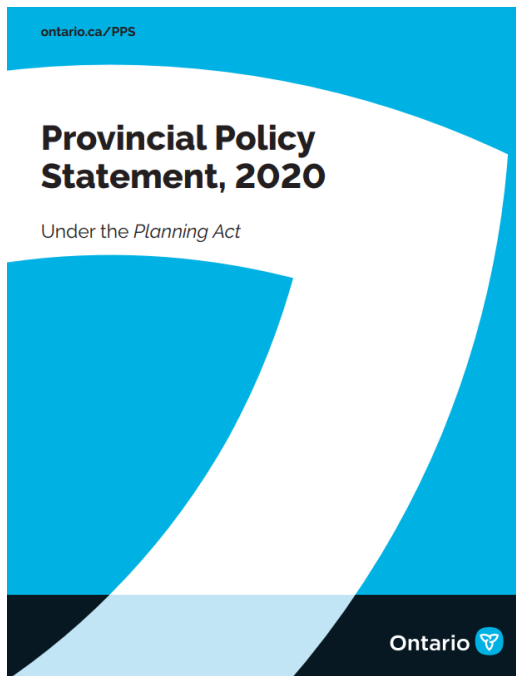
What is a Comprehensive Review?

A Mandatory Review of the Official Plan

- A City shall review its official plan to ensure it:
 - conforms with provincial plans or does not conflict with them;
 - has regard to the matters of provincial interest; and
 - is consistent with the Provincial Policy Statement (PPS)
- Enables City to undertake a “Comprehensive Review” under the PPS.
- Comprehensive Review shall be completed within 10 years of a new official plan and every 5 years thereafter.

What is a Comprehensive Review?

A Planning Process outlined in the Provincial Policy Statement



An opportunity to consider Employment Land conversions. Only opportunity to consider Urban Growth Boundary expansion (“Alternative Directions” for growth).

Based on a Land Needs Assessment (land budget) that considers population and employment projections.

Considers opportunities to accommodate growth through intensification, redevelopment, and in designated growth areas (or “greenfield” areas)

Integrates planning for infrastructure and public service facilities.



What is a Comprehensive Review? PPS Context

Provincial Policy Statement Context:

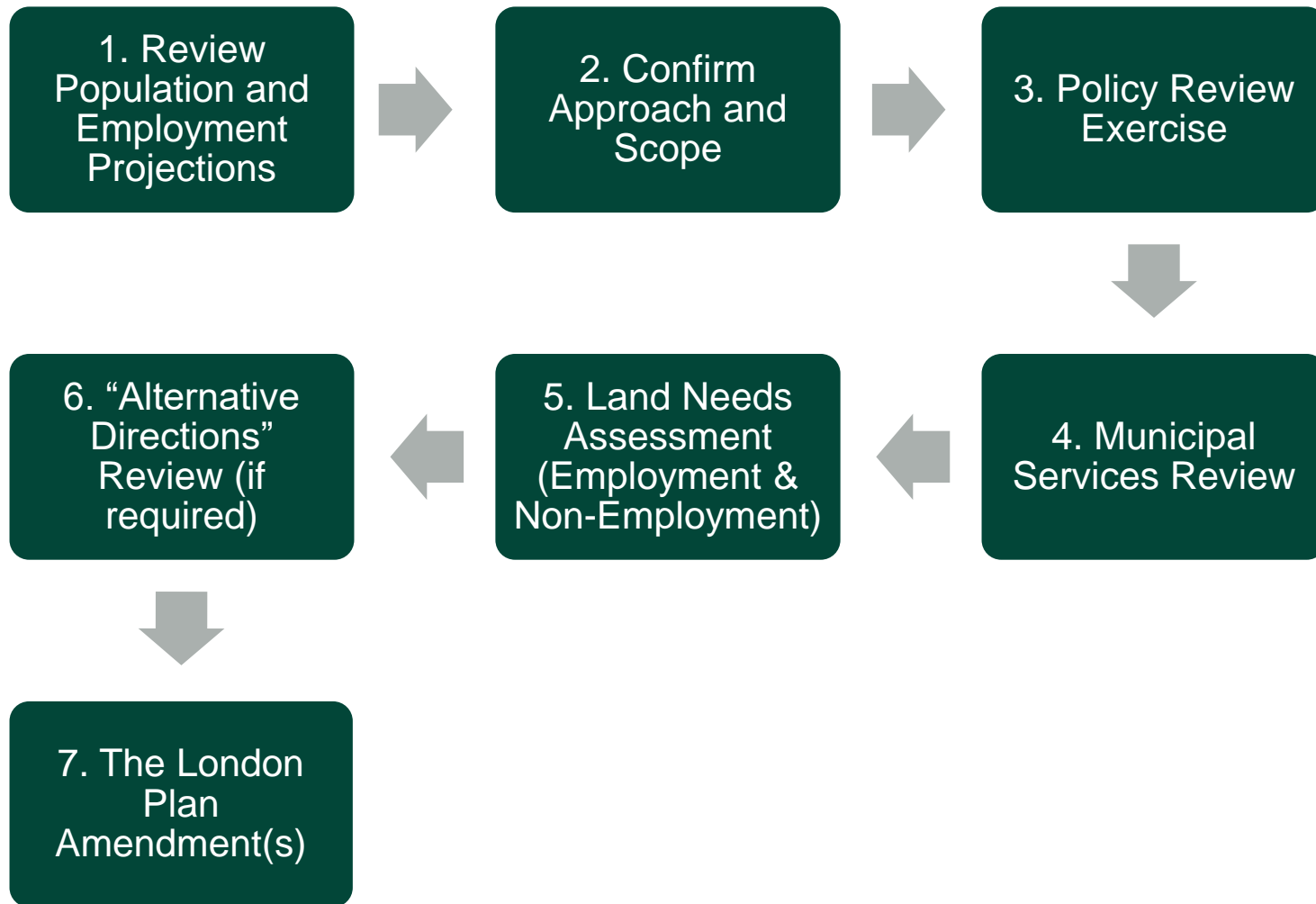
- Policy 1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years.
- Sufficient land shall be made available through intensification and redevelopment, and if necessary, designated growth areas.
- Policy 1.1.3.5 Planning authorities shall establish and implement targets for intensification and redevelopment within built-up areas based on local conditions.



Why undertake a Comprehensive Review Now?

- The London Plan was approved by the Province in December 2016.
 - Based on a 2012 Land Needs Study.
- Recent changes in population, economic and housing trends are expected to continue.
- Intent is to focus review on whether there is sufficient land designated to accommodate projected growth.

What is the Proposed Comprehensive Review Process?



Land Need Assessment

Land Needs Assessment (LNA) process



2021-2051 Growth Projections Report (completed)



Factor in Intensification target and capacity of current urban land.



Factor in the trends in forms of development.



Apply Planning Horizon (20 or “up to” 25 years)



Evaluate Potential Conversions of Industrial Lands (quality and quantity of lands)



Update the Vacant Land Inventory

UGB Review, if required

What if an expansion of the UGB is warranted?



UGB delineates lands planned for urban land uses from lands planned for agriculture and rural land uses.



“Alternative Directions”/UGB Review will only take place if Land Need Assessment determines there is insufficient land to accommodate projected growth.



Servicing review to be concurrent to the Land Need Assessment.



City will establish criteria for candidate sites/areas to be evaluated. Landowner-requested sites/bocks of land evaluated against same criteria.



Site evaluation criteria, if required

- Evaluation criteria must be consistent with PPS.
- Preliminary evaluation criteria for candidate sites may include but not be limited to:
 - Logical extensions of the existing UGB/settlement area.
 - Servicing complexity and costs that build on the municipal servicing analysis (completed as part of LNA).
 - Compliance with Minimum Distance Separation (MDS) between livestock operations and new urban land.
 - Impacts on prime agricultural areas.
 - Protection of components of Natural Heritage System.
 - Constraints to potential future development.
 - Market demand for housing types and other land uses.



Timeline

	2022	2023				2024	
Key Activities		Q1	Q2	Q3	Q4	Q1	Q2
1. Review Population and Employment Projections	<input type="checkbox"/>						
2. Confirm Approach and Scope		<input type="checkbox"/>					
3. Policy Conformity Exercise		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
4. Land Needs Assessment – Land Capacity		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
4a. Employment Areas Review		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
5. Servicing Review			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Alternative Directions for Growth (if required)					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The London Plan Amendments (if required)							<input type="checkbox"/>