

LONDON AREA PLANNING CONSULTANTS (LAPC)

April 11, 2023

Planning & Environment Committee
City of London
300 Dufferin Avenue, P.O. Box 5035
London, ON N6A 4L9

Attention: Heather Lysynski, Committee Secretary

Re: London Plan Comprehensive Review – Terms of Reference

London Area Planning Consultants (“LAPC”) is an association of Professional Planners working in the private sector of Land Use Planning as consultants or employees helping to achieve well-planned, healthy, complete and sustainable communities. We come together on a regular basis to discuss matters of public policy and implementation relating to the development and conservation of the physical environment.

We are often called upon by the City, or seek on our own volition, to comment and provide advice, to help create sound policies and workable procedures, in the public interest. We work well and collegially with the City’s professional staff.

Our organization met to provide some initial commentary relating to the London Plan Comprehensive Review. We have more experience than any other stakeholder group in the regular use of the London Plan. Based on our professional experience working with the London Plan, we would like to present to Planning Committee and Council some of the key matters we feel should be examined as part of the Official Plan Review process.

In the draft Terms of Reference, staff is recommending that a goal of the Comprehensive Review be “to ensure that the Vision, Goals, Key Directions and organizing structure of the London Plan are maintained”.

We ask that Planning & Environment Committee and Council include a review of these fundamental elements as part of the Comprehensive Review.

The Staff Report correctly points to a number of major changes that have occurred to elements which were studied in 2012 and formed a basis for the Plan’s policies.

Some of Council’s current key priorities, such as housing supply and affordability, are not captured by the 10-year-old Directions of the Plan. For example, the only mention of “affordability” in the Plan’s Key Directions comes as a means to “attract a diverse population” to “support London as a culturally rich, creative and diverse City”! (Policy 57_11)

Below is a sample of other policy areas that deserve review:

- Existing restrictions on building typologies, such as stacked townhouses and fourplexes, which limit the ability to provide lower-cost housing in neighbourhoods, should be revisited.
- Built heritage policies which require a neighbour to study the heritage significance of non-designated inventoried properties are inconsistent with the Provincial Policy Statement (PPS) and the Ontario Heritage Act (OHA), and should be examined.
- There is a need to examine other locations for transit supportive high density residential development outside BRT corridors.
- There is a need to develop policy mechanisms to accommodate proposals for affordable housing.

We thank you for this initial opportunity to address the Terms of Reference. LAPC will seek to engage with City Staff and provide comment and advice during the Comprehensive Review Process.

Yours very truly,

LONDON AREA PLANNING CONSULTANTS (LAPC)

A handwritten signature in black ink, appearing to read 'Richard Zelinka', written in a cursive style.

Richard Zelinka, MES, MCIP, RPP
Chair