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CANADA

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January 14, 2009

NOTICE OF PUBLIC MEETING BEFORE PLANNING COMMITTEE DOWNTOWN MASTER PLAN TERMS OF REFERENCE

On November 17, 2008 Council approved the circulation of the Draft Terms of Reference for the proposed Downtown Master Plan. We are advising you of the initiation of the Plan process to assist in identifying issues to be reviewed and to invite your comments.

LOCATION: Downtown (see attached map)

PURPOSE AND EFFECT: The purpose and effect of the Downtown Master Plan will be to provide a comprehensive compilation of all the City's policies and programs for the Downtown and will include a Downtown vision, a Downtown Background Study, a Downtown Master Plan and a Downtown Heritage Conservation District Plan and revised Downtown Urban Design Guidelines.

NATURE OF PLAN: Since the early 1980's Municipal Council, City staff, Downtown agencies and others have spent a significant amount of money, time and effort on the enhancement and revitalization of the Downtown. Many of those efforts focused on a particular set of issues but have not dealt with the whole of the Downtown on a comprehensive basis. Through its recent discussions of Downtown revitalization incentives, design and heritage issues; Council has identified a need for a new broadly based Downtown Master Plan.

A Terms of Reference is intended to specify the requirements, expectations, methodology and products which will be necessary for the completion of a final Downtown Master Plan, Downtown Heritage Conservation District Plan and Downtown Design Guidelines. If a need for new Official Plan policies is identified, an Official Plan amendment will also be prepared.

Following completion of the Terms of Reference, a Background Study will be prepared which will provide the policy, statistical and analytical basis for the Downtown Master Plan, Downtown Heritage Conservation District Plan and Downtown Design Guidelines. The Background Study will initially summarize past efforts and identify components of the Downtown which have been studied and are being addressed at the present time. Those issues which have not been addressed will also be identified. Where applicable, any Council resolutions will also be identified.

All of this background material will establish the current conditions in the Downtown and will serve as a basis for the preparation of the Downtown Master Plan, Downtown Heritage Conservation District Plan and Downtown Urban Design Guidelines.

The second component of the Background Study will be to identify a long term vision for Downtown. A number of past studies have done this but the intent is to revisit that vision to ensure it is current. A community survey/questionnaire may be one of the tools used to foster additional community input to identify that vision.

Finally, based on that vision Council, staff, Downtown agencies and others will identify those areas in the Background Study where further study is required and which need to be addressed and improved through the implementation of the Downtown Master Plan and Downtown Design Guidelines. This may include new Official Plan policies, new zoning by-law regulations, changes in the site plan control by-law, the introduction of revised urban design guidelines, new or improved infrastructure, new or revised financial incentives or changes in the way the City deals with Downtown issues.

The final Downtown Master Plan, Downtown Heritage Conservation District Plan and Downtown Design Guideline documents will include specific policies and guidelines; respectively, to guide Downtown revitalization and redevelopment over the next 20 years.

PUBLIC MEETING:

By letter dated November 28, 2008, you were informed of the initiation of the Downtown Master Plan process and notified that a Draft Terms of Reference had been prepared and was being made available for comment.

As an interested property owner in the Downtown, you are now advised that the Planning Committee will consider this matter at its meeting on **Monday, January 26, 2009 at 7:10 p.m.** or thereafter. Meetings are held in the Council Chambers on the second floor of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each matter is allocated a time for public delegations. It should be recognized however, that Planning Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

Replies received to our previous notice are included in summary form in our report which has been submitted to the Planning Committee. **Please Note:** Comments and opinions submitted on this matter, including your name and address are part of the public record and may be viewed by the general public and published in the Report to Planning Committee and Council Agenda.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, nor will they be added as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Councillor Judy Bryant (res. (519) 661-2500 Ext. 0370) would be pleased to discuss any concerns you may have with this application.

FOR MORE INFORMATION:

The Terms of Reference can be found on the City's web page at www.london.ca under Business/Downtown/Downtown Master Plan. If you would like a hard copy of the report or to comment on the report please contact Chuck Parker at (519) 661-2500 Ext. 4648 or cparker@london.ca. This website will also contain all of the information produced through the Plan process in 2009.

Copies of this report are available from the Planning Division and will be available at the Planning Committee meeting.

For more information, please call Chuck Parker at 661-4980, referring to "File 08 DOW d".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the Official Plan, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9. You will also be notified if you appeared at the Planning Committee meeting and left your name and address with the Secretary of the Committee.

