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File: O-7938
Planner: M. Johnson

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	URBAN GROWTH BOUNDARY INCLUSION REQUESTS MEETING ON OCTOBER 8, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following information report on the Urban Growth Boundary Inclusion Requests **BE RECEIVED** for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

January 30, 2012	Strategic Priorities and Policy Committee, “Terms of Reference – Five Year Official Plan Review.”
June 18, 2012	Planning and Environment Committee, “City of London Growth Projections: 2011-2041.”
October 15, 2012	Planning and Environment Committee, “City of London Growth Projections: 2011-2041.”
June 18, 2013	Planning and Environment Committee, “Land Needs Background Study For The 2011 Official Plan Review.”
July 23, 2013	Planning and Environment Committee, “Land Needs Background Study For The 2011 Official Plan Review – Requests For Inclusion.”

PURPOSE

This report is intended as a follow up to the Urban Growth Boundary Inclusion Requests presented to the Planning and Environment Committee on July 23, 2013. The previous report, Land Needs Background Study for the 2011 Official Plan Review – Requests for Inclusion, has been attached as Appendix “A” for reference.

STATUS UPDATE

On July 23, 2013, the Planning and Environment Committee received requests for Urban Growth Boundary (UGB) inclusion from multiple property owners and/or agents representing landowner interests. At the direction of Committee the development proponents were asked to provide City staff with information on infrastructure requirements, costs and potential development charge revenues for the purpose of conducting a cost/benefit analysis for inclusion of the proponent lands within a re-aligned Urban Growth Boundary.

Following the Planning and Environment Committee meeting in July, City staff reviewed each of the requests in relation to the Growth Implementation Management Strategy (GMIS) for the City of London. During this time a financial spreadsheet was also developed to assist City staff with the assessment of the existing infrastructure serving the requested lands for inclusion, future infrastructure needs and estimated costs, and to determine potential development charge revenues that would be generated by the lands upon development. This financial spreadsheet

was subsequently provided to each of the landowner groups with the expectation that they complete it with the best information available to them. Landowner groups were advised that the submitted information would be used to conduct a high-level cost/benefit analysis of their proposal for inclusion and that they were welcome to submit any additional information related to infrastructure needs and costs for the subject lands, including mapping identifying the location of existing services/outlets.

During the month of September meetings were set up with City staff and each landowner group to provide an opportunity for informal discussion on the material submitted as part of the high-level cost/benefit analysis. If necessary, landowner groups can provide additional clarification on the material submitted to the City.

PROPOSED PROCESS / NEXT STEPS

Over the next month, City staff will complete the high-level cost/benefit analysis for each of the landowner groups that have made a request for inclusion within a re-aligned Urban Growth Boundary. This analysis will be supplemented by the information provided by the Growth Implementation Management Strategy (GMIS) for the City of London. At the conclusion of the process City staff will report back to Planning and Environment Committee.

PREPARED BY:	SUBMITTED BY:
MARK JOHNSON PLANNER II POLICY PLANNING AND PROGRAMS	GREGG BARRETT, AICP MANAGER, POLICY PLANNING AND PROGRAMS
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

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Appendix A