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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:	LAND NEEDS BACKGROUND STUDY FOR THE 2011 OFFICIAL PLAN REVIEW MEETING ON OCTOBER 8, 2013

RECOMMENDATION
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That, on the recommendation of the Managing Director, Planning and City Planner, the following information report on the Land Needs Background Study for the 2011 Official Plan Review **BE RECEIVED** for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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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
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This report serves to provide an update on the Land Needs Background Study for the 2011 Official Plan Review presented to the Planning and Environment Committee on June 18, 2013. The previous report, Land Needs Background Study for the 2011 Official Plan Review, has been attached as Appendix “A” for reference.

STATUS UPDATE
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At the direction of Council the Land Needs Background Study and the associated Planning staff report were circulated for public and agency consultation subsequent the June report to Planning and Environment Committee. Following the June Planning and Environment Committee meeting written submissions were made to the City in response to the circulation of the Land Needs Background Study and staff report. In response to comments that were provided, a meeting was held in September to facilitate group discussion with City staff and industry representatives regarding the key concerns that were identified. At the meeting, industry representatives outlined their key concerns with the study, some of which included that insufficient time was afforded to interested parties to review and comment on the material, clarification on the assumptions and methodology used in the study, validity of the baseline time period used for developing the residential land supply, further explanation on the five adjustments that were made to 2011 Vacant Lands Inventory, and the achievability of

intensification targets given existing development patterns and market uptake. City staff have met with the industry representatives who raised these concerns and will be revising the study if necessary.

PROPOSED PROCESS / NEXT STEPS

Over the next month, City staff will revise the Land Needs Background Study to clarify issues raised during our consultation and circulate it to representatives of the development industry for consultation. A follow-up meeting will be held prior to the Public Participation Meeting to accept the Land Needs Background Study. This will be scheduled for late October or November.

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**