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City of London  
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London, Ontario  
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**RE: 3.8 - Land Needs Assessment from the Planning & Environment Committee March 19 meeting**

Dear Mayor and Councillors,

We strongly urge you to adopt a significantly higher intensification target than 45% within the Land Needs Assessment. We are recommending an intensification target in the range of 60-70%.

**Financial Considerations**

One of the most significant issues relating to establishing an intensification target are the financial implications for the City and thereby future taxpayers. Developing outside the existing Built Area Boundary and engaging in Greenfield Development is a money-losing proposition for the City and taxpayers. There are significant infrastructure costs and ongoing operating costs related to Greenfield Development not covered by Development Fees. Companies such Urban 3 <sup>(1)</sup> have completed many case studies showing that intensification with mixed-use development are net positive whereas lower density development is a net negative to cities. There are no alternative revenue models for a municipal government on the immediate horizon that would alter this reality.

**Loss of Farmland**

Expanded Greenfield Development results in a loss of farmland. The loss of farmland within City Boundaries is still loss of farmland. Farming is an economic driver, helps secure the ability to feed ourselves in the future and is an asset in managing stormwater. Higher intensification targets help protect our farmlands.

**Consistency with Mode Share Targets**

A higher intensification target would be consistent with the vision of the Mobility Master Plan and getting more Londoners out of their cars. Investments in transit and other related infrastructure will be ineffective if London's intensification targets are too low and it results in more and more new neighbourhoods not currently serviced.

Given all of these considerations, a higher intensification target is also the best option for London to fulfil the goal of “Building London’s resiliency and sustainability as one of the **greenest cities** in Canada, will support the health and wellbeing of everyone who calls London home.”

On Behalf of Climate Action London

Bob Morrison  
Mary Ann Hodge

#### Reference

[1] <https://www.urbanthree.com/services/cost-of-service-analysis/>