



# Slide 1: Official Plan Review of The London Plan (O-9595)



City of London  
March 19, 2024



## Slide 2: Purpose of the Report

1. To seek Council direction on the Official Plan Review under Section 26 of the *Planning Act* to be reinitiated with the first phase prioritizing a Land Needs Assessment.
2. To incorporate industrial land conversions into the Land Needs Assessment.
3. Defer recommendation on 2496 Dundas Street and re-evaluate based on additional studies.
4. To apply 25-year planning horizon to the Land Needs Assessment.



# Slide 3: Draft Provincial Planning Statement

- New draft PPS proposes several changes to planning policy, including:
  - Removal of reference to "Comprehensive Review"
  - Amended planning horizon
  - Amended definition of "Employment Areas"
  - Amended use of intensification targets
- Uncertainty around new PPS and matters to be considered in the Official Plan Review.
  - No updates provided to date.



# Slide 4: Phased Official Plan Review being Re-initiated

## **Initial Phase**

- Land Needs Assessment
- Associated amendments to The London Plan related to industrial land conversions and the planning horizon (pending Council approval)

## **Subsequent Phase**

- Policy Conformity Review (following new PPS approval)

## **It being noted that:**

- Phased approach will expedite the Land Needs Assessment process.
- Consistent with the modified approach for ReThink Zoning to advance phases related to Housing Accelerator Fund.



# Slide 5: Planning Horizon

## Proposed changes under new draft PPS:

1. "Up to 25 years" in 2020 PPS **to** "at least 25 years"
2. A minimum of 10 years of residential land supply required in The London Plan (2014 PPS) **to** 15 years in 2020 PPS and new draft PPS.

***Recommended Planning Horizon consistent with both PPS'.***

## Recommended amendments to The London Plan:

- Amendment to change the planning horizon
- Other housekeeping changes (e.g., minimum years of land supply) as identified through Official Plan Review



# Slide 6: Intensification Target

## **Current Intensification Target:**

- The London Plan targets a minimum of 45% of all new residential units to be constructed within the Built Area Boundary (BAB).
  - New development within BAB in the form of infill, intensification or redevelopment.
  - Upgrades to infrastructure required for priority areas to support intensification.

## **Recommendation:**

- Ongoing review of outcome of policy and infrastructure projects associated with the Housing Accelerator Fund.
- No change to the 45% intensification target at this time.



# Slide 7: Industrial Land Conversions

## Recommended for Conversion

- Former Kellogg's Lands and surrounding area  
(north of Florence Street, Kellogg Lane to east of Eleanor Street)
- Hyde Park Commercial Industrial Area  
(south of Fanshawe Park Road West and west of Hyde Park Road)
- 1525, 1557, 1579 and 1635 Fanshawe Park Road West
- York Street Commercial Industrial Corridor  
(485 to 799 York Street, 564 to 654 York Street and 700 to 800 York Street)
- Light Industrial Area South of CN Rail  
(Maitland Street to Rectory Street)



# Slide 8: Industrial Land Conversions

## Re-evaluation of Requested Conversion

- 2496 Dundas Street
  - Property owner indicated that additional background materials have been prepared.
  - Staff recommending deferral of recommendation that is included in this report, and re-evaluation based on the additional materials.
  - Recommendation on 2496 Dundas Street to be brought forward in next Land Needs Assessment report to PEC.



# Slide 9: Industrial Land Conversions

## Not Recommended for Conversion

- 2251, 2253 and 2257 Trafalgar Street
  - 3 parcels designated Light Industrial Place Type.
  - Located in strategic Industrial area of Industrial Land Development Strategy (ILDS) along VMP corridor.
  - ILDS identifies area as key Economic Development and employment area for job growth.
  - Surrounded to south and east by former 3M lands.
  - Change may prevent or limit ability for larger block to develop for intended Industrial purposes.
  - Change to residential for increased residential development introduces additional land use conflict.





# Slide 10: Next Steps

## **Official Plan Review:**

- Complete Land Needs Assessment.
- Initiate second phase of the Official Plan Review following approval of a new Provincial Planning Statement (PPS).
- Monitor Intensification Target.

## **Future Reports to Committee:**

- Re-evaluation of 2496 Dundas Street and evaluation of any additional Industrial sites requested for conversion.
- Updates to land supply or demand based on consultations and to the City mapping or development tracking.
- Amendment to The London Plan related to planning horizon and industrial land conversions.
- Recommendations for alternative directions for growth and possible Urban Growth Boundary review.