



# 1. Official Plan Review and Land Needs Assessment (O-9595)



Planning and Environment Committee

June 11, 2024



## 2. Official Plan Review – Report Summary

### **Planning and Environment Committee June 11, 2024:**

1. Endorsement of Ministry of Finance population projections for use in the Land Needs Assessment.
2. Presentation of Draft Land Needs Assessment (Community Growth) for continued consultation.
  - Findings of approx. 450 ha. for residential uses.
  - Draft Evaluation Criteria for sites to be reviewed for possible addition to the UGB.
3. Phase 1A of s. 26 Review – adopt and send to Ministry (Appendices ‘A’ and ‘F’ to the report).
  1. Greenfield density target.
  2. Amendments to The London Plan related to 25-year planning horizon.
  3. Approval of industrial land conversions.
4. Evaluation of additional site evaluations.



# 3. OP Review: Planning Act, Section 26

- Review required within 10 years of new Official Plan coming into effect, then up to every 5 years after.
- Updating official plan (The London Plan):
  - Conformity with provincial plans;
  - Regard for matters of provincial interest;
  - Consistent with policy statements.
- Permits Land Need Assessment
  - Land required to accommodate projected growth.
  - Can incorporate Industrial land conversions.



## 4. Timeline

**April 2023** – Initiation of OP Review and Land Needs Assessment Terms of Reference.

**April 2023** – new draft Provincial Planning Statement (PPS) released by Province.

**July 2023** – Pause OP Review; continue with Land Needs Assessment.

**March 2024** – reinitiate OP Review as a phased review. LNA scheduled for first phase.

**April 2024** – updated draft Provincial Planning Statement (PPS) released by Province.

**June 2024** – Draft Land Needs Assessment (Community Growth) to PEC.

**Q3 2024** – Targeted for LNA (Industrial) to PEC.



# 5. Provincial Planning Statement

New draft released on April 10, 2024

## **Ministry of Finance Growth Projections:**

### **Draft Policy 2.1.1**

“planning authorities shall base population and employment growth forecasts on Ministry of Finance 25-year projections and may modify projections, as appropriate”

## **Planning Horizon:**

### **Draft Policy 2.1.3**

“sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years”

## **Greenfield Density Target:**

### **Draft Policy 2.3.1.5**

“Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas”



# 6. Phase 1A of Section 26 Review

- Greenfield Density Target

**Add** a minimum density of 50 residents and jobs per gross hectare on Greenfield lands

- Planning Horizon

Amend the planning horizon **FROM** 20-years **TO** 25-years

- Industrial Land Conversions

Nine (9) areas **evaluated** for conversion eligibility

Seven (7) areas **recommended** for conversion



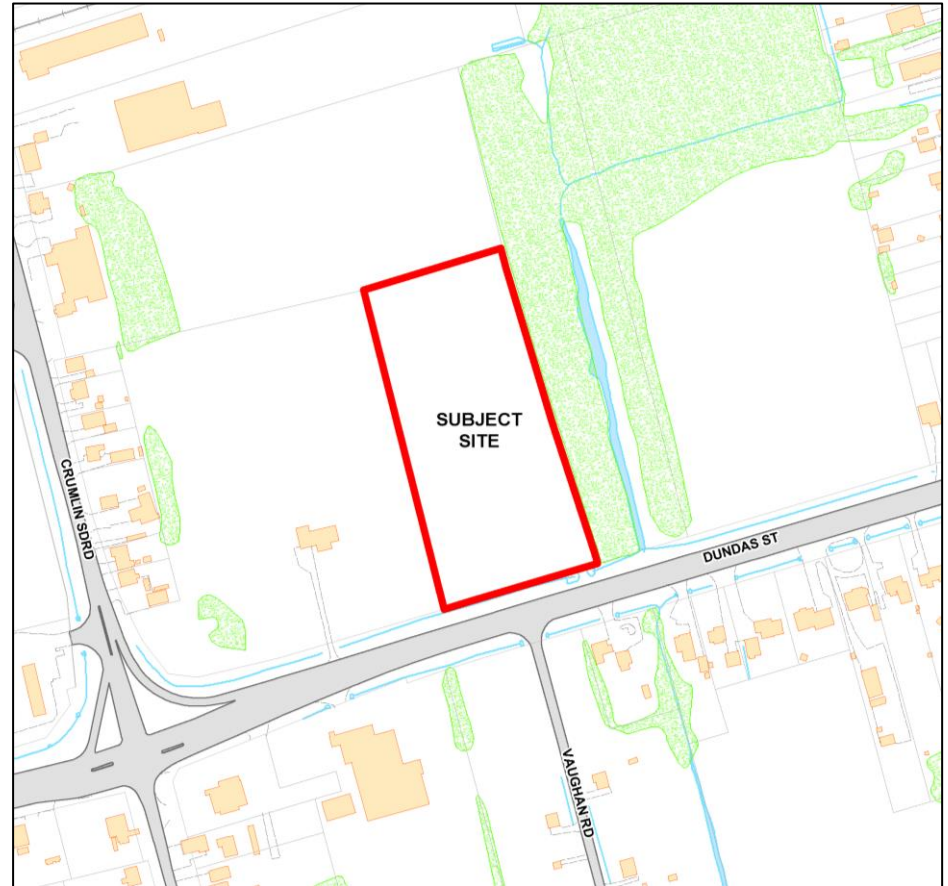
# 7. 2496 Dundas Street (Included)

**Current Place Type:**  
Light Industrial

**Amended Place Type:**  
Neighbourhoods

**Property Details:**

- Deferred from March 19 PEC.
- ~2 hectares to be converted on a property consisting of ~ 4 hectares
- Existing farmland
- Property owner requested conversion.



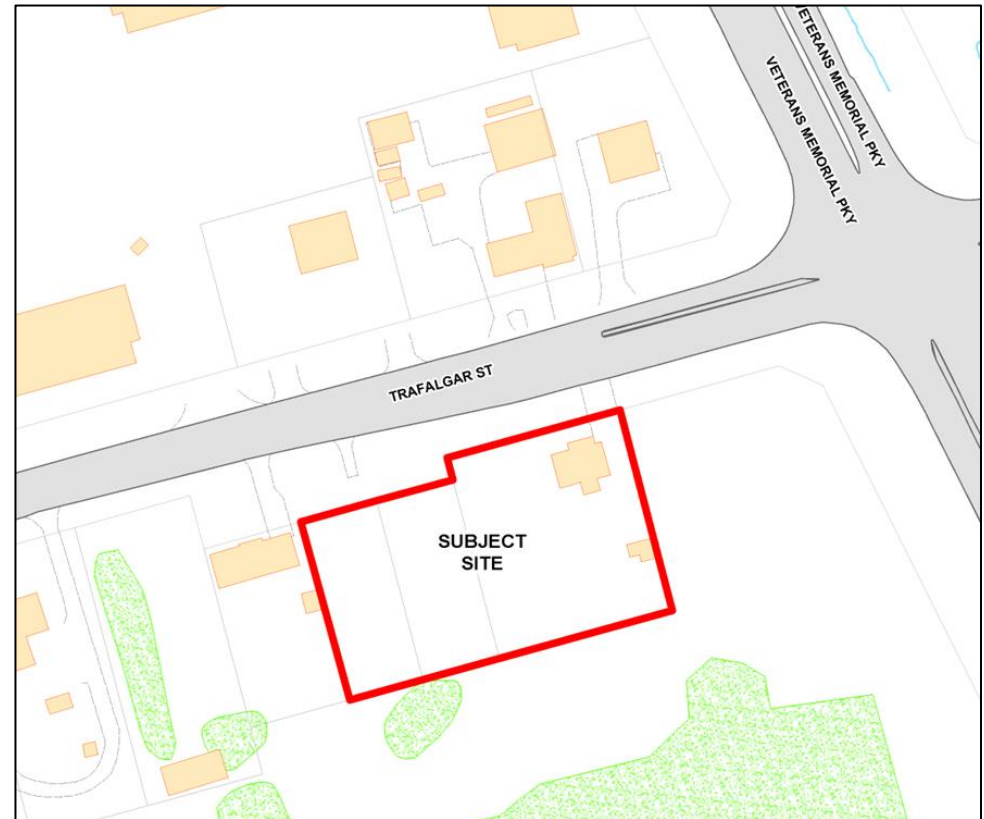
# 8. 2251, 2253, and 2257 Trafalgar Street (Included)

**Current Place Type:**  
Light Industrial

**Amended Place Type:**  
Neighbourhoods

**Property Details:**

- Council direction at March 19 PEC.
- ~ 0.4 hectares
- Vacant parcel and two residential properties
- Property owner requested conversion







# 9. Former Kellogg's Lands (Included)

## **Current Place Type:**

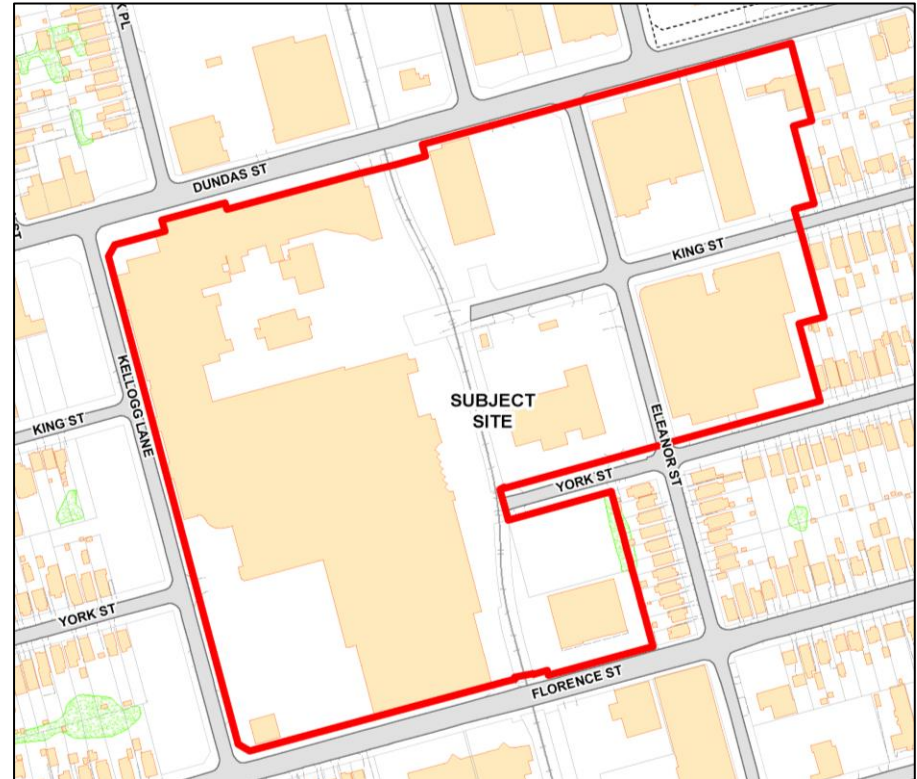
Light Industrial and Rapid  
Transit Corridor

## **Amended Place Type:**

Transit Village

## **Property Details:**

- Large industrial area with significant redevelopment work underway
- Property owner requested conversion



# 10. Adjacent to Kellogg's Lands (Included)

**Current Place Type:**  
Light Industrial

**Amended Place Type:**  
Neighbourhoods

**Property Details:**

- Existing residential properties in Light Industrial Place Type.
- City Staff recommended conversion





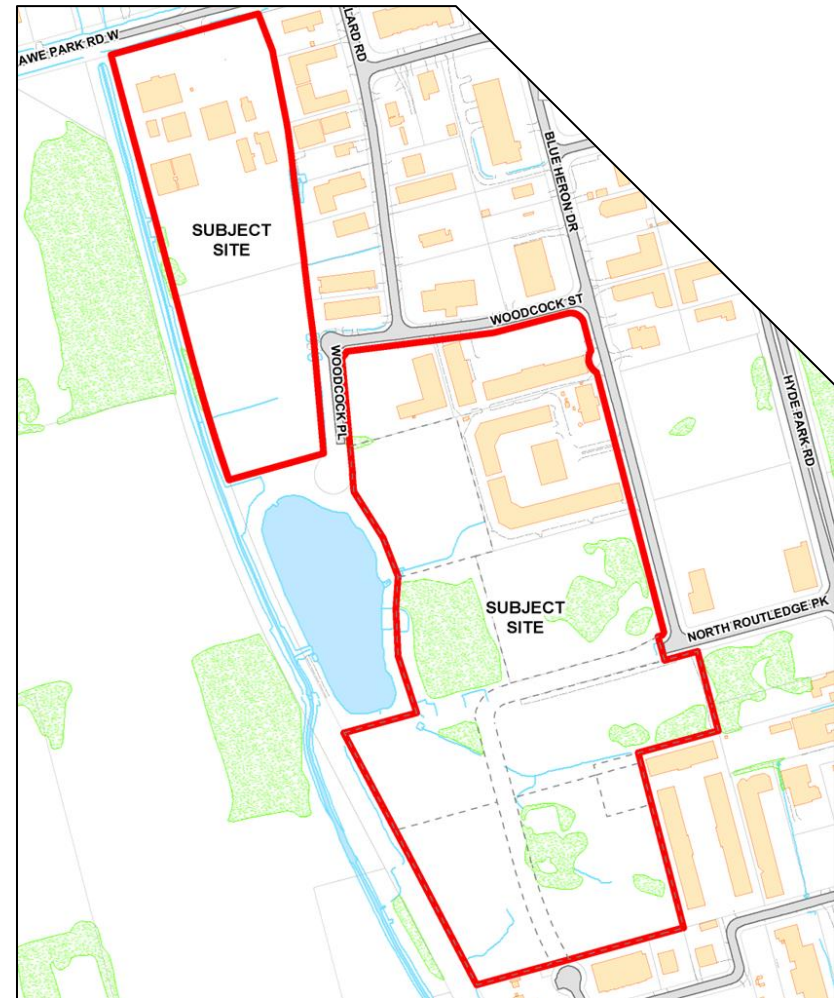
# 11. Hyde Park Commercial Industrial Area (Included)

**Current Place Type:**  
Commercial Industrial

**Amended Place Type:**  
Neighbourhoods and  
Site specific policies

**Property Details:**

- ~ 29.2 hectares
- Established commercial plazas and vacant lands
- Property owner requested conversion



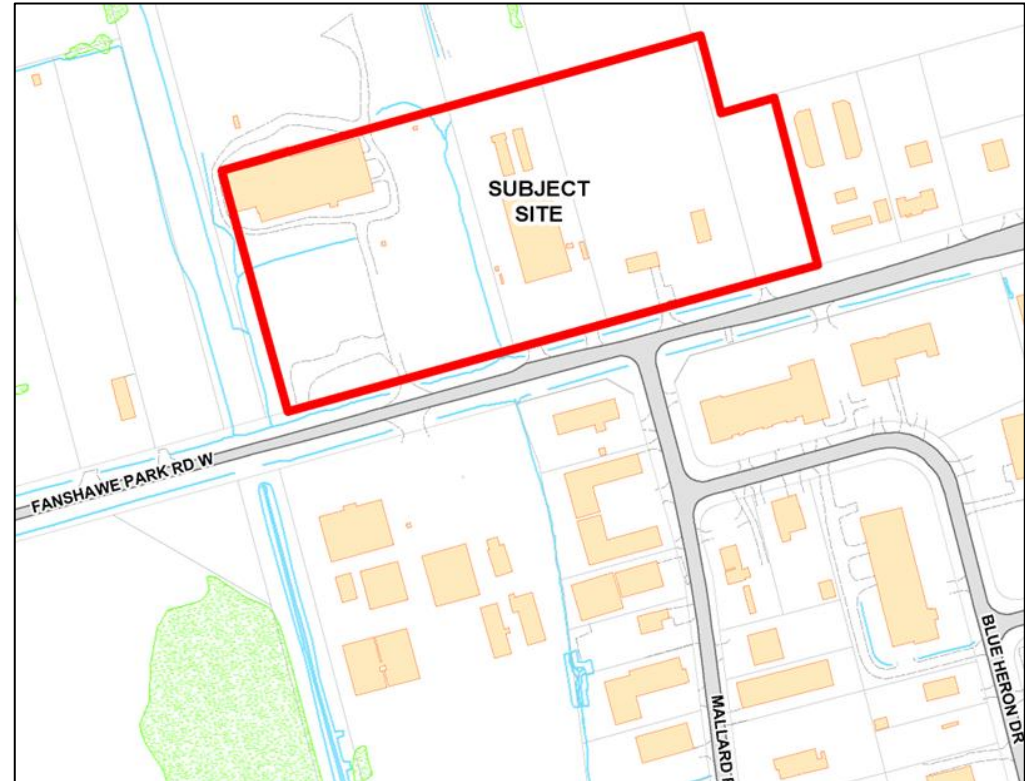
# 12. 1525, 1557, 1579, and 1635 Fanshawe Park Road West (Included)

**Current Place Type:**  
Commercial Industrial

**Amended Place Type:**  
Neighbourhoods and  
Site specific policies

**Property Details:**

- ~ 6.7 hectares
- Underutilized commercial industrial uses.
- For consistency – frontage in CI, rear in Neighbourhoods.
- City Staff recommended conversion





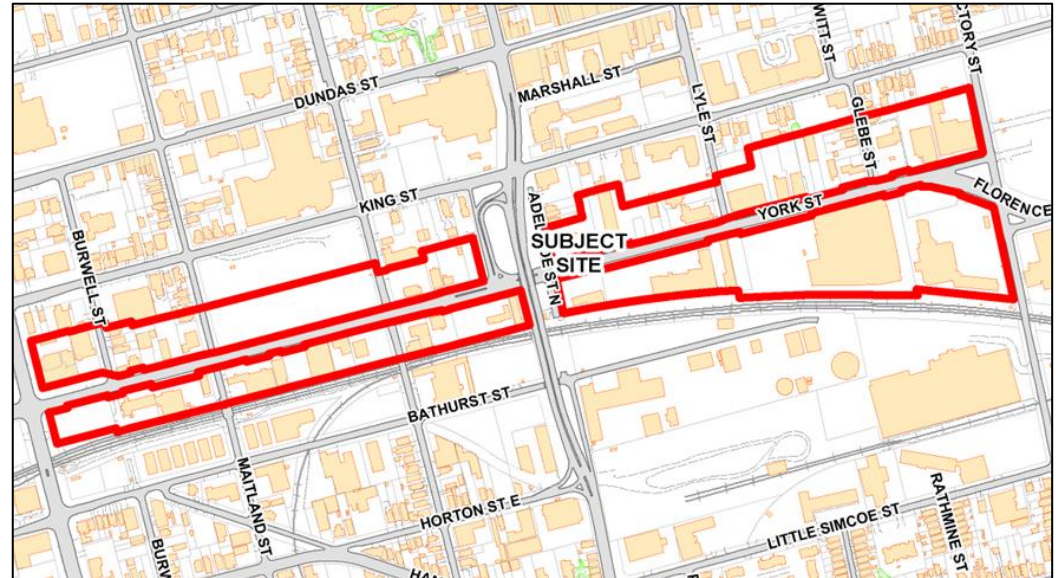
# 13. York Street Corridor (Included)

**Current Place Type:**  
Commercial Industrial and  
Neighbourhoods

**Amended Place Type:**  
Urban Corridors

**Property Details:**

- Existing businesses with 95% of properties with commercial use; properties with residential use
- City Staff recommended conversion



\* Colborne St to Rectory St

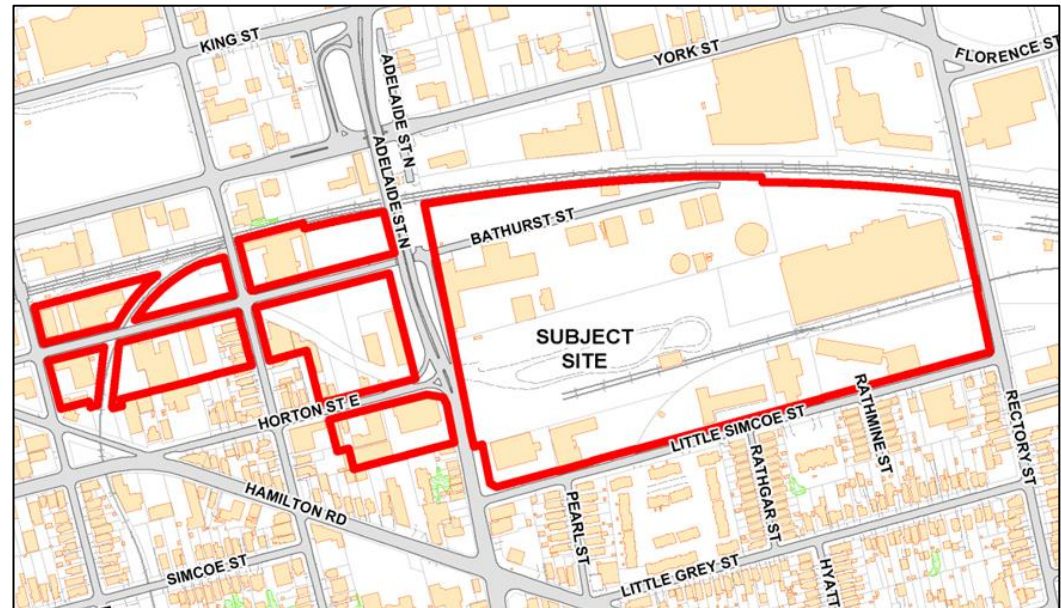
# 14. Area South of CN Rail (Included)

**Current Place Type:**  
Light Industrial

**Amended Place Type:**  
Commercial Industrial

**Property Details:**

- ~ 20.7 hectares
- Commercial uses, light industrial uses, non-conforming residential, and vacant lands
- City Staff recommended conversion







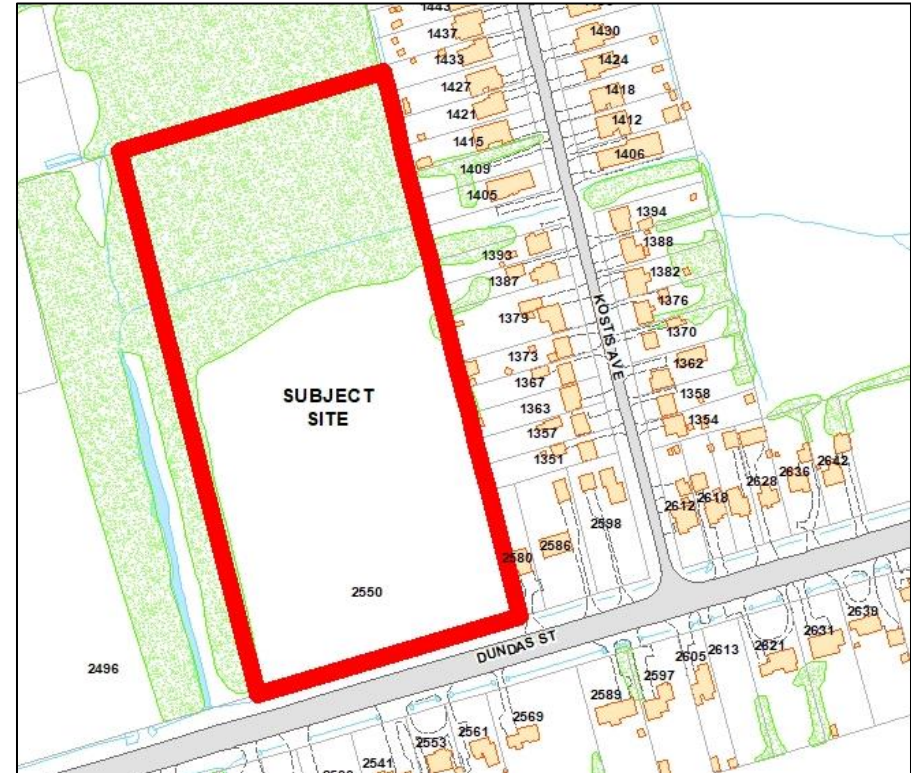
# 15. Additional Request: 2550 Dundas Street Street (Not recommended)

**Current Place Type:**  
Light Industrial

**Requested Place Type:**  
Neighbourhoods

**Property Details:**

- ~ 5.2 hectares
- Vacant with existing farmland
- Majority of property within 30 Noise Exposure Forecast (NEF).
- Per PPS, residential uses are prohibited within the 30 NEF.



City Staff **do not** recommend conversion



# 16. Additional Request: 3317 White Oak Road (Not recommended)

## Current Place Type:

Light Industrial

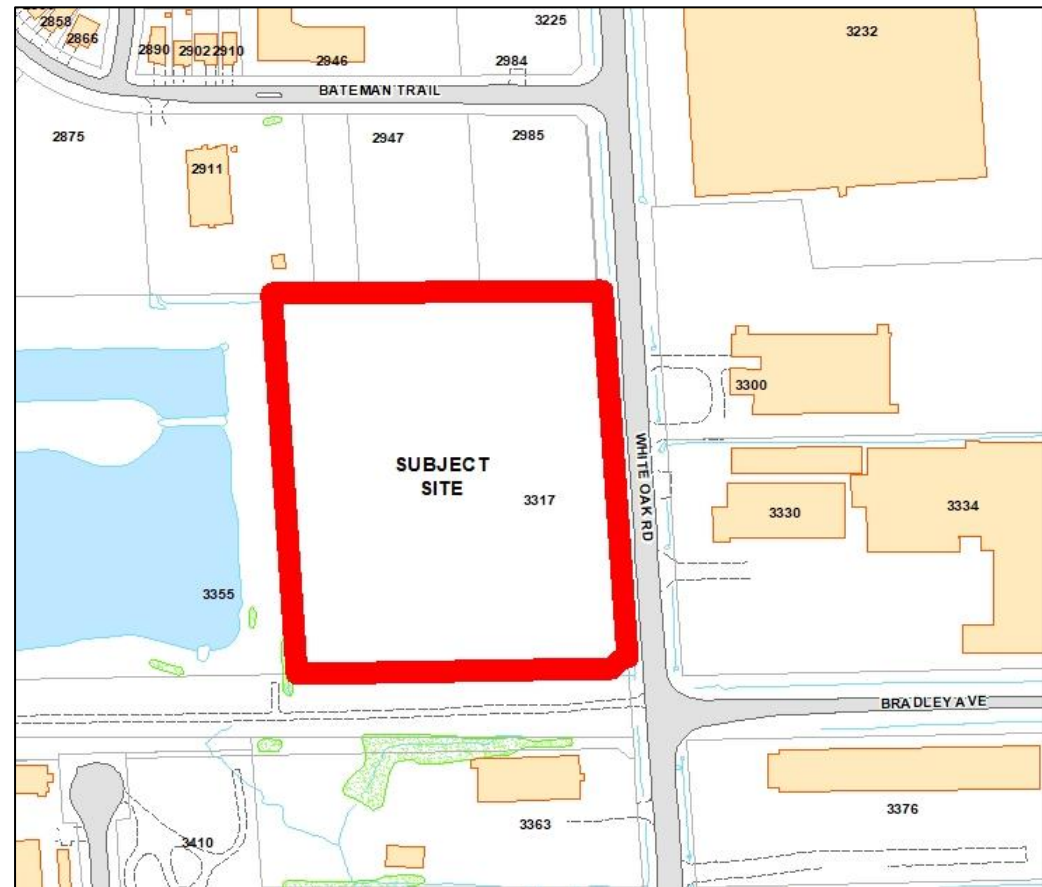
## Requested Place Type:

Shopping Area or similar designation to permit mixed-use residential development

## Property Details:

- ~ 4 hectares, vacant land
- Immediately west of Class 3 industrial facility.
- Per D-6 Guidelines, a 300m buffer required from Class 3 Industrial properties to residential uses.

City Staff **do not** recommend conversion

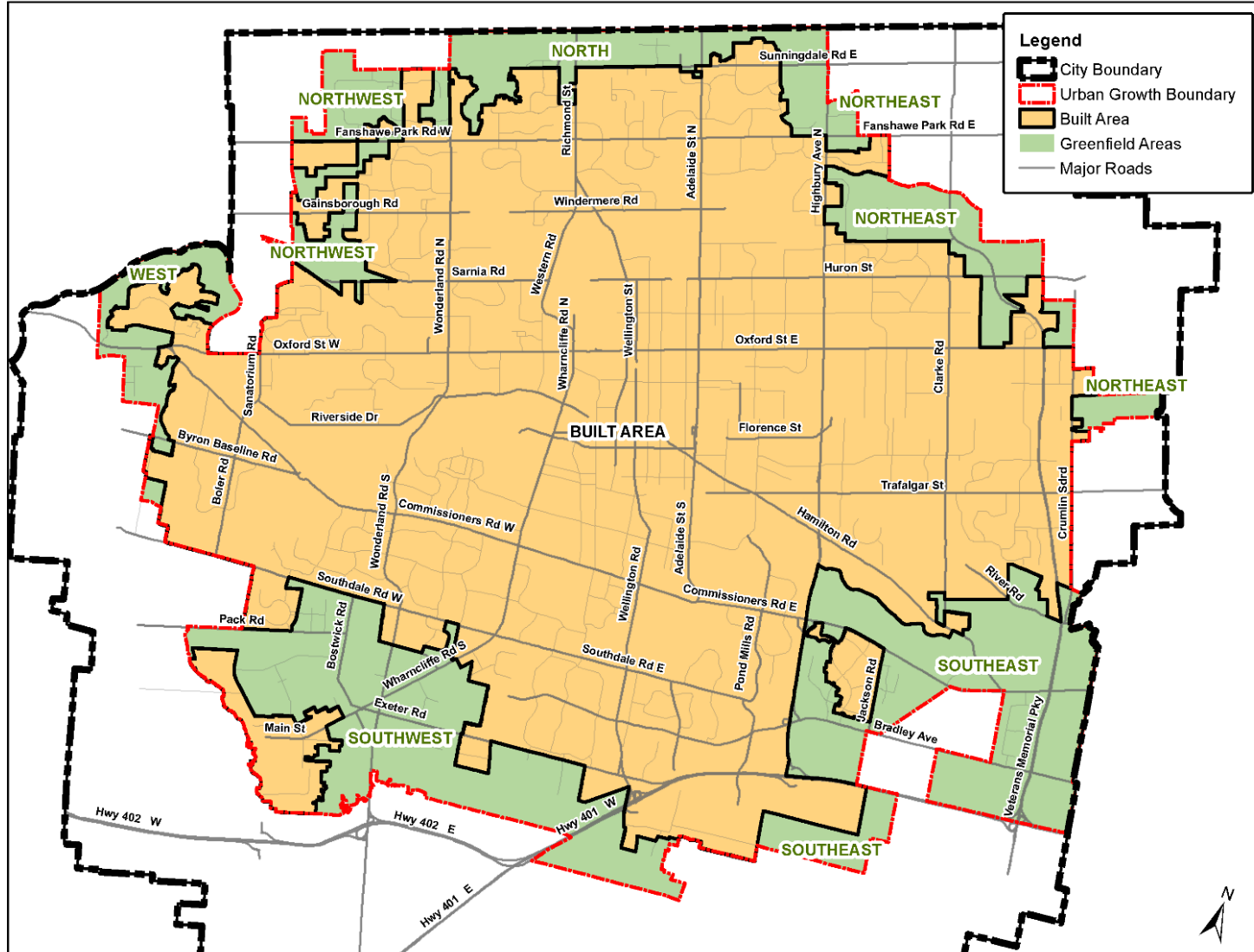




# 17. Draft Land Needs Assessment: Methodology

1. Projected Population for 25-years
  - Source: Ministry of Finance, 2023
2. Housing Units and Non-Residential Space to meet 25-years
3. Greenfield Housing Units/Space demand over planning horizon
  - Council-approved shares (housing type) and space
4. Review Greenfield Land Supply
  - Vacant Land Inventory – London Plan policy permissions
  - Council-approved shares
5. Evaluate land supply against projected demand
  - Unit Demand and Land Area to accommodate (in hectares)
  - Land Area in Supply
  - Resulting surplus or deficiency
  - Urban Growth Boundary Review, if required

# 18. Existing Growth Management Boundaries





# 19. Land Needs Assessment - Assumptions for Demand

## Residential (45% Intensification)

Residential Density	Housing Share: Greenfield	Density (Units per Hectare)
LDR	46%	20 UPH
MDR	32%	44 UPH
HDR	22%	125 UPH

## Non-Residential

Sector	Intensification	Floor Space per Worker Assumption	Floor Area Ratio (FAR) Assumption
Commercial	45%	34m <sup>2</sup> (370ft <sup>2</sup> )	0.30
Institutional	82%	65m <sup>2</sup> (700ft <sup>2</sup> )	0.42

# 20. Residential Demand

Housing Density Type	Greenfield Units	Greenfield Lands Required (Ha)
<b>Low Density Residential</b>		
<b>Total (2022-2046)</b>	26,705	1,335
<b>Medium Density Residential</b>		
<b>Total (2022-2046)</b>	18,726	426
<b>High Density Residential</b>		
<b>Total (2022-2046)</b>	13,196	106
<b>Grand Total</b>	<b>58,626</b>	<b>1,867</b>





# 21. Non-Residential Demand (excluding industrial)

Sector	Total Land Required (m <sup>2</sup> )	Total Land Required (Ha)	Greenfield Required (Ha)
<b>Commercial</b>			
<b>Total (2022-2046)</b>	5,558,479	556	-
<b>Standalone (2022-2046)</b>	722,602	72	40
<b>Institutional</b>			
<b>Total (2022-2046)</b>	5,473,248	547	99

Commercial Share: 87% mixed-use, 13% standalone



## 22. Vacant Land Inventory

### **VLI up-to-date as of March 31, 2024**

- Council-approved industrial conversions incorporated.
- Conforms with greenfield target of 50 residents/job per hectare.
- Updated to align with street typologies and place types in The London Plan.

### **Residential Land Supply Considerations:**

- 45% Intensification Target
- 25-year land supply
- Greenfield Housing Share – need to accommodate demand of 46% LDR / 32% MDR / 22% HDR.
- UPH assumptions (20 LDR / 44 MDR / 125 HDR)



# 23. Residential Demand vs. Supply

	Greenfield Unit Supply	Greenfield Unit Demand	Greenfield Units remaining at 2046	Greenfield Land (Ha) remaining at 2046
LDR	17,461	26,705	-9,244	-462
MDR	20,869	18,726	2,144	49
HDR	39,816	13,196	26,621	213



## 24. Non-Residential Demand vs. Supply

Type	Greenfield Land Supply (Ha)	Greenfield Land Demand (Ha)	Greenfield Land (Ha) remaining at 2046
Commercial	58	40	18
Institutional	137	99	38

There is **no demonstrated need** for further expansion to the Urban Growth Boundary to accommodate non-residential growth on commercial or institutional land



# 25. Land Supply Contingency

## Residential

- Extension of planning horizon from 20-years to 25-years.
- Basing land need on MOF projections.

<b>Considerations</b>	<b>Additional Housing Units Needing to be Planned for within the Urban Growth Boundary</b>
Extend Planning Horizon from 20 to 25 years for Council-Approved Projections	+ 16,070 housing units
Change from Council-Approved to Ministry of Finance as Source of Projections	+ 28,374 housing units

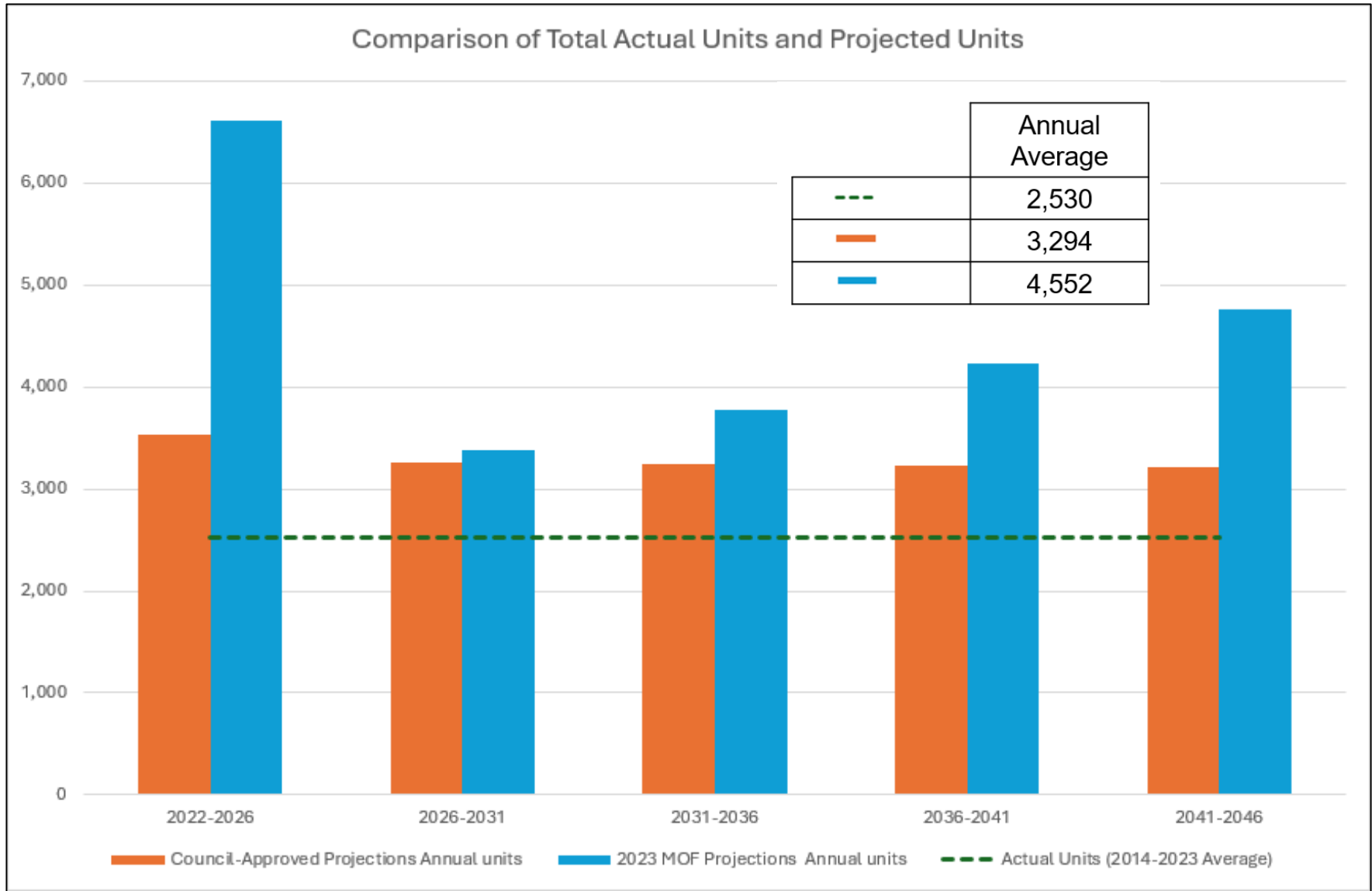
# 26. Land Supply Contingency

## Non-Residential

Considerations	Additional <u>Commercial</u> GFA to be planned for in the Urban Growth Boundary	Additional <u>Institutional</u> GFA to be planned for in the Urban Growth Boundary
Extend Planning Horizon from 20 to 25 years for Council-Approved Projections	+ 206,806 m <sup>2</sup>	+ 266,632 m <sup>2</sup>
Change from Council-Approved to Ministry of Finance as Source of Projections	+ 423,858 m <sup>2</sup>	+ 584,517 m <sup>2</sup>



# 27. Market Responsiveness





# 28. Land Needs Assessment Draft Findings

- UGB Review warranted: Approximately **450 hectares** of developable land to accommodate projected residential growth.
- Consistent with current PPS and draft 2024 PPS' policy directions.
- Industrial land needs is targeted to be presented in Q3 2024



# 29. UGB Review: Draft Criteria

Based on London Plan policy 76

1. Parcel shapes, size, configuration, topography, and developability for planned urban uses.
2. Logical and financially viable servicing of new parcels or areas.
3. Logical extension of an existing neighbourhood and/or will be large enough area to accommodate a complete new neighbourhood (Future Community Growth).
4. Existing and planned infrastructure will be optimized: a logical integration with master servicing strategies.
5. Meets the Province's Minimum Distance Separation requirements (for separation between existing livestock operations and new sensitive land uses).
6. Impact on agricultural operations will be minimized, including directing expansions to lower classes of prime agricultural land categories to the extent possible.
7. Protection of components of the Natural Heritage System and built heritage.
8. Addressing market demands by location of housing, commercial and/or industrial uses that are not well met by the available land supply.



# 30. Next Steps

1. Continue consultation on Draft Land Needs Assessment (Community Growth).
2. Industrial Land Needs Assessment – target Q3.
3. Initiate UGB Review – target Q3.
4. Solicit landowner requests for properties to be evaluated against criteria for inclusion – target Q3.
5. Initiate second phase of the Official Plan Review following approval of a new Provincial Planning Statement (PPS).