



# Land Needs Assessment File O-9595



Planning and Environment Committee  
December 3, 2024



# **Result of Land Need Assessment under Section 26 of the Planning Act**

# Results based on Provincial Planning Statement, 2024

- Urban Growth Boundary expansion is required for community growth (residential) land uses.
- Expansion of approximately 1,130 hectares developable land for 25-year planning horizon.
  - Based on Council direction, March 2024.
- Expansion of approximately 1,476 hectares developable land for 30-year planning horizon.
  - Maximum expansion based on PPS 2024.
- Consistent with PPS, both are based on Ministry of Finance population projections 2024 release.





# **Official Plan Review of The London Plan under Section 26 of the Planning Act**

# 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 a Land Need Assessment
  - Land required to accommodate projected growth.
  - Can incorporate Industrial land conversions.



# Provincial Planning Statement recent changes

## 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

## 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



# Land Needs Assessment Methodology

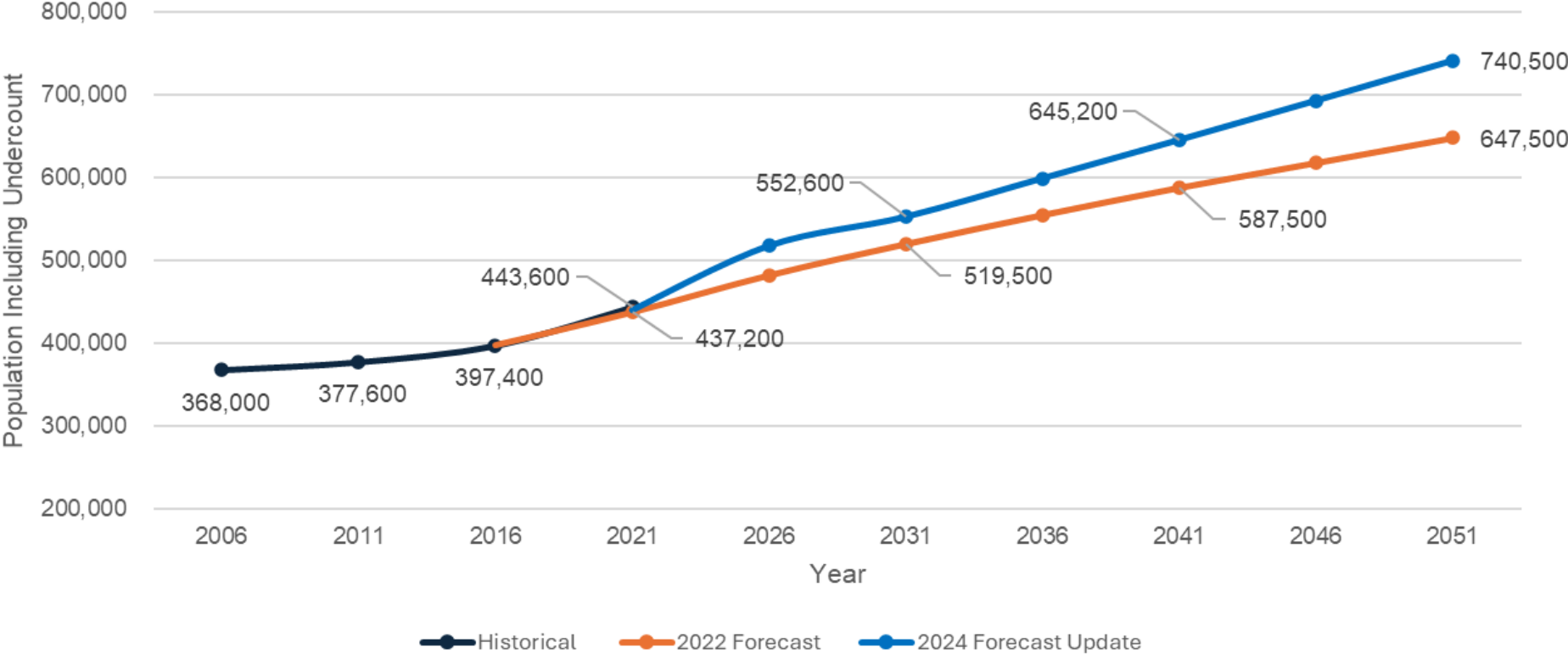
1. Project the long-term population, housing and employment growth of city.
  - Note: Council-approved projections, Dec. 2022.
  - New PPS in force, October 2024.
2. Review vacant land supply for capacity to accommodate growth.
3. If there is not enough land designated in *The London Plan* to accommodate the growth, look for “alterative directions”
  - i.e. Urban Growth Boundary Review and/or increased permissions within existing built area.



# Population Projections

## City of London

### Permanent Population Growth Forecast – 2024 Forecast Update







# **Revisions to Land Needs Assessment (Community Growth) since June 2024 draft.**

# Land Needs Study Revision Principles

1. Use of most recent MOF population projection data release (2024) as starting point. 2024 as start year.
2. Densities based on past developments.
3. Add factors for Stormwater Management facilities (+5%)
4. Add factor for known new schools site needs (add ~37 ha.)
5. Dingman Creek Screening Area: remove lands where no decisions made re: natural hazard (remove ~301 ha.)
6. Address current planning context: mixed-use and stand-alone commercial in Shopping Area Place Type (50%).
7. Identify 25-year and 30-year planning horizons' land needs.



# LNA Revision Principle: 2024 MOF Population Projections

- MOF prepares projections for metropolitan area (CMA) not only city.
- City share is approximately 84% of metro population.
- Additional **55,072** people in London, compared to 2023 MOF projections



# LNA Revision Principle: 2024 MOF Projections

Year	City Population	Annual Growth Rate
2024	497,200	
2049	721,100	
Total	+224,000	1.5%

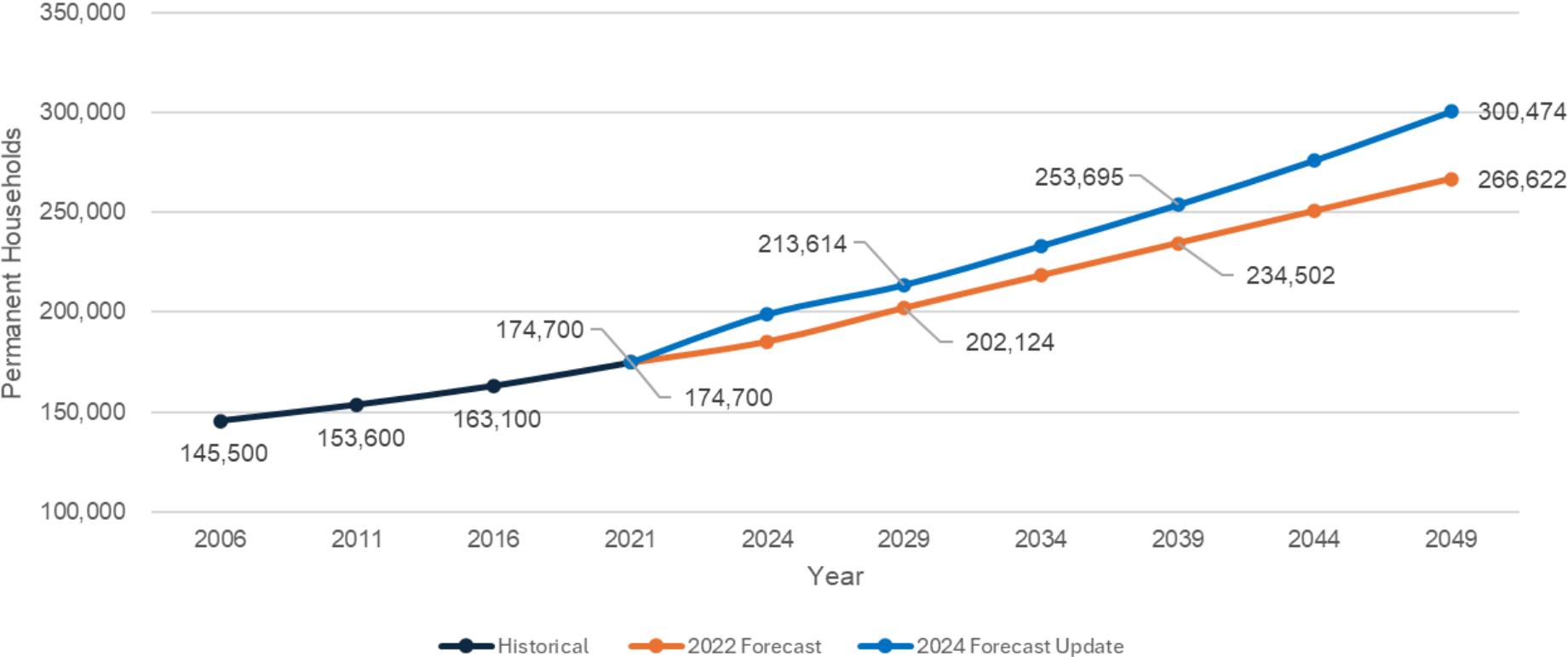
Year	Housing Units	Annual Growth Rate
2024	198,888	
2049	300,474	
Total	+101,586	1.7% (4,063 units)



# Housing Units based on MOF 2024

## City of London

### Permanent Housing Growth Forecast – 2024 Forecast Update





# **Results: Land Need, UGB Review Requirement from LNA (Community Growth)**

# Results of Update: Land Need by Planning Horizon (Expansion Needed)

Type	<u>25 Years:</u> Greenfield Remaining at <u>2049</u> (Ha)	<u>30 Years:</u> Greenfield Remaining at <u>2054</u> (Ha)	Difference in UGB Expansion Need (Ha) 25 to 30 years
LDR	(1,089)	(1,366)	277
MDR	(2)	(73)	71
HDR	110	94	No expansion
Commercial	18	7	No expansion
Institutional	32	12	No expansion
<b>SUBTOTAL</b>	(1,091)	(1,439)	348
School	(37)	(37)	
<b>TOTAL</b>	<b>(1,128)</b>	<b>(1,476)</b>	<b>+348 ha.</b>



# Expansion Area: Gross Area

- The ultimate expansion amount would be determined following the review of requested sites, against the evaluation criteria.
- Using the 25-year projection as outlined in the previous Council Direction the expansion requirement in gross hectare could range from 1,240 ha to 1,460 ha.
- Dependent on non-developable land (environmental areas, flood plain, adjacent lands).
- *No expansion required for Institutional or Commercial uses.*

