

2011 Official Plan Review Land Needs Background Study

December 10, 2013 Public Meeting
Planning & Environment Committee

Sergio E. Pompili & Assoc. Ltd.

LAND INVESTMENT AND DEVELOPMENT STRATEGISTS
London Waterloo Region Greater Toronto Area

Introduction

- Our firm is representing several East London land owners within the general area south of Dundas Street to the CN railway line and east of Crumlin Road to the City's Municipal Boundary

- List of Land Owners

• Louis and Marjorie Flannigan:	2969 Trafalgar St	52.65 ac.
• Scott McLaren:	3050 Trafalgar St.	104.00 ac.
• Suzanne McLaren & Betty Jean O'Reilly:	3085 Trafalgar St.	47.94 ac.
• Dorothy Loewy:	2735 Trafalgar St.	62.08 ac.
• Doug and Joyce Byers:	2612 Trafalgar St.	0.58 ac.
• Elizabeth Byers:	2700 Trafalgar St.	47.47 ac.
• Peter Drankowsky:	1176 Crumlin Sd. Rd.	<u>8.44 ac.</u>

Total: 323.16 ac.

Figure 1:
Land Owners Map Requesting UGB Inclusion

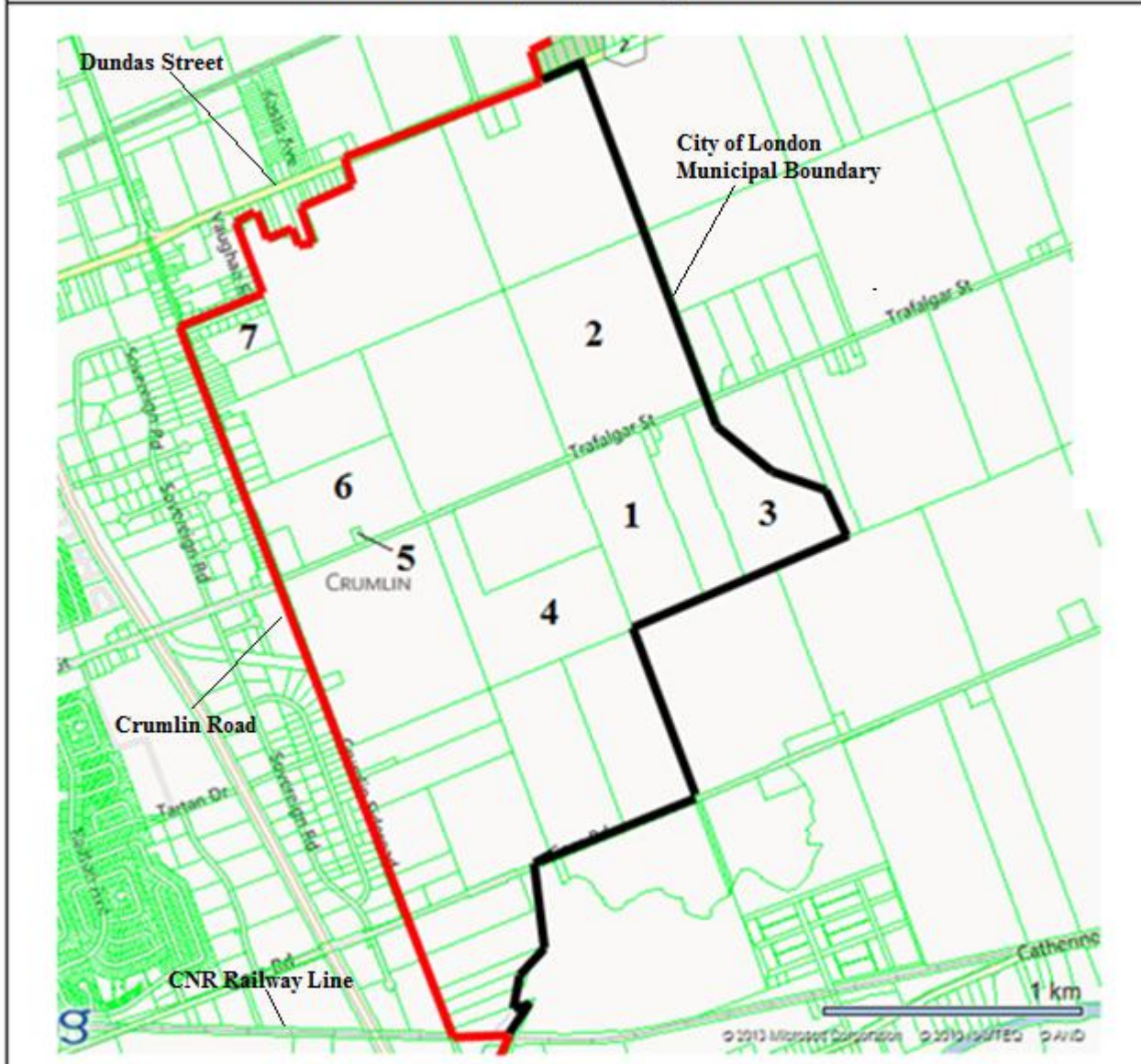
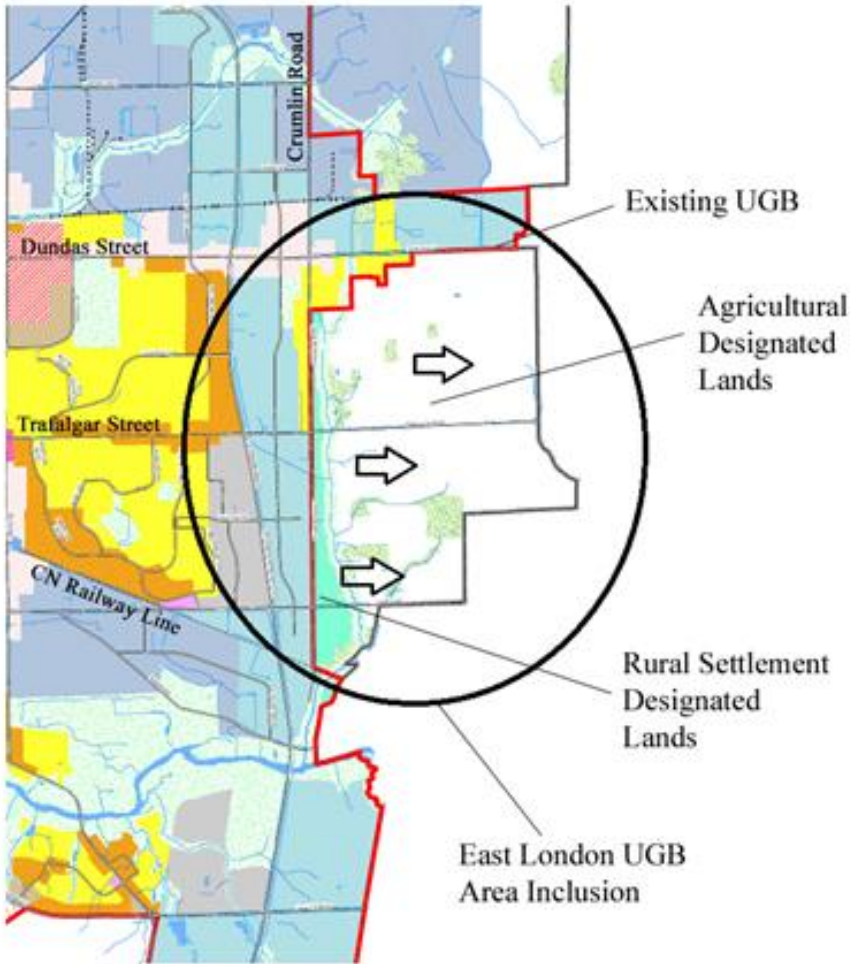


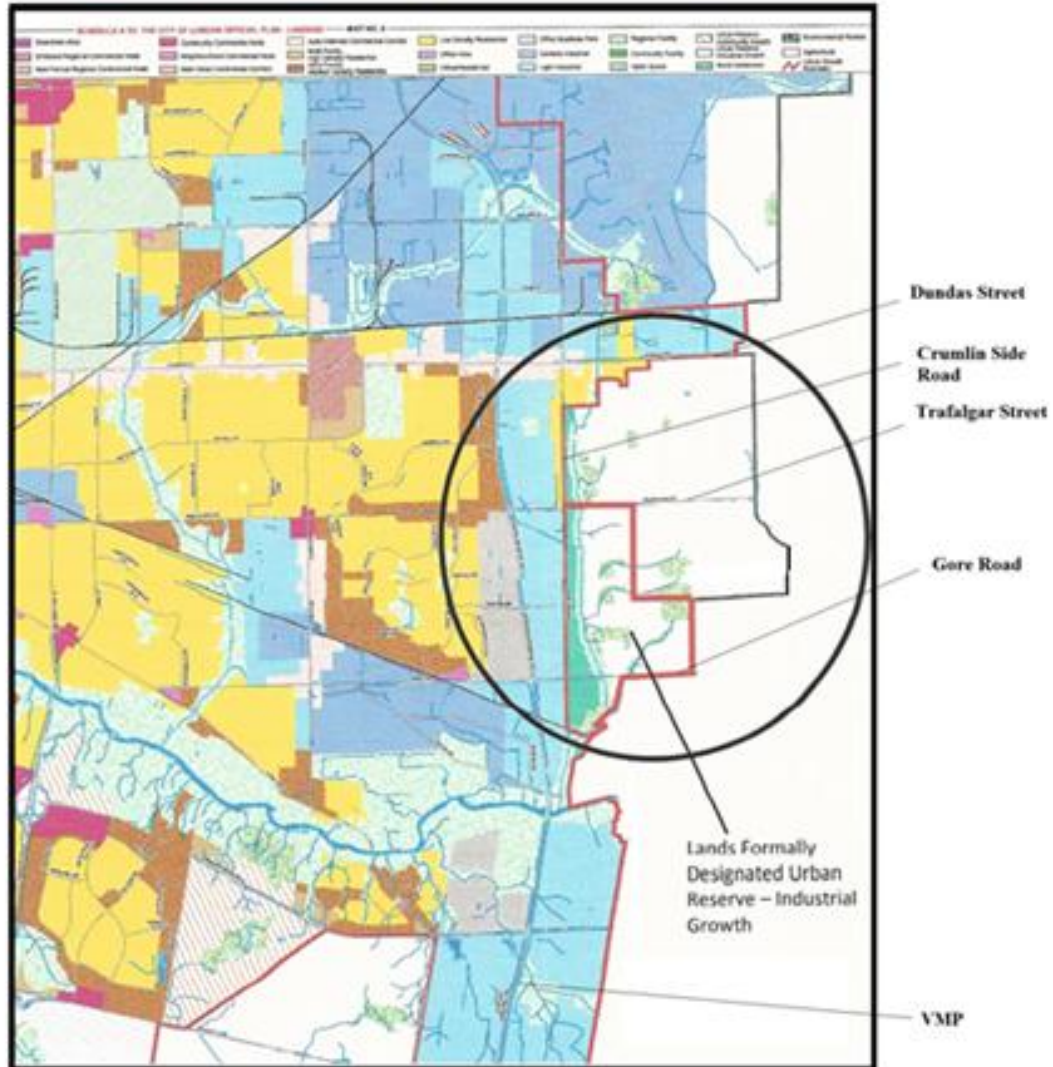
Figure 2:
East London Community - Expanded UGB Area



Historical Record Since Vision '96 / Final Approval of OPA #88

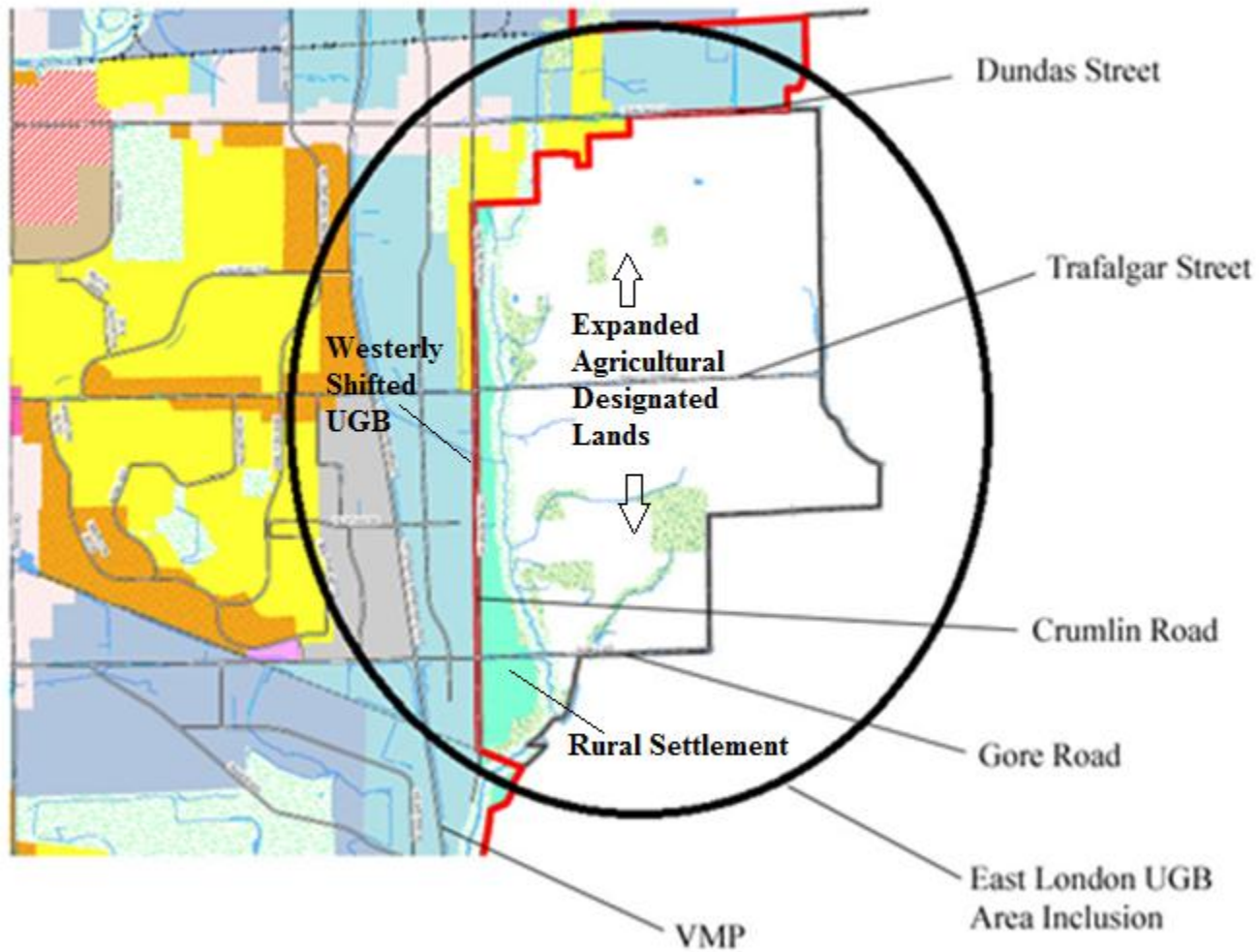
- Post 1993 annexed lands, particularly East London, received an Urban Reserve-Industrial Growth designation for lands east of Crumlin Road, between Trafalgar Street, south to the CN railway line, note Figure 2.
 - The re-inclusion of these lands within the Urban Growth Boundary (UGB) are part of our firm's presentation.
- During the 2005 period, request was made to the then Planning Committee, by the Crumlin Road Homeowners Association, other individual property owners and our firm (through the representation of a former client) to replace the then-existing:
 - Urban Reserve – Industrial Growth designation to Urban Reserve – Community Growth.

**Figure 3:
Previous 2004 Official Plan – Schedule A Land Use Map**



- Planning staff recommended and Council approved the following:
 - Westerly shift of the UGB line to Crumlin Rd;
 - Removal of the Urban Reserve – Industrial Growth designation for lands south of Trafalgar Street, east of Crumlin Rd. and north of the CN railway line;
 - Re-designation of this area to Agricultural and Rural Settlement, along the east side of Crumlin Rd., note Figure 4.
- During the initial phase of this current 2011 OP Review Process, our firm introduced to the June 30, 2012 Strategic Priorities and Policy Committee a petition of 25 East London land owners (which was assembled by Mr. Lou Flannigan, a still participating land owner) in request of this same UGB inclusion.
- This evening's presentation is consistent with what the Committee heard at the July 23, 2013 public meeting regarding the initial Terms of Reference

**Figure 4:
Existing Official Plan – Schedule A Land Use Map**



Outcome of Staff Recommendation and City Council's 2005 Decision

- East London lost Urban Growth lands that were obtained from the original Vision 96 / OPA-88 process
 - East London land owners and Community Association were not listened to in swapping the former Urban Reserve-Industrial Growth to Community Growth
- Subject Area was down-designated
- East London has yet to regain Urban Growth lands, while other areas of the City have not faced any reductions since the approval of OPA-88

Justification for a UGB Expansion and Establishment of an Urban Reserve - Community Growth Designation

- Longstanding pent-up demand exists for Community Growth lands in East London
 - This shortage of immediately developable residential properties has caused unnecessary increases in cost of the remaining short supply of raw land
 - There is now a noticeable lack of readily available diversified new housing, which East Londoners urgently require, in terms of size, mix and price range.
 - Logical extension of the existing residential community exists south of Dundas Street, east of Crumlin Road and north of the CN railway line

- The VMP employment corridor that extends from Huron Street to Highway 401 is largely developed within the following Industrial Parks, as noted in Figure 5:
 - Skyway Industrial Park
 - Trafalgar Industrial Park
 - River Road Industrial Park
 - Innovation Park
- Which currently has and there is potential to greatly expand homeowners living in close proximity to their places of employment east of the VMP, ideally greenfield lands east of Crumlin Road
 - This form of employment/ residential interface lands is one of the key aspects of New Urbanism for our cities, because it reduces the use of automobiles, creates less pollution and sprawl , encourages public transit, use of bicycles, walking and compact urban growth and intensification.

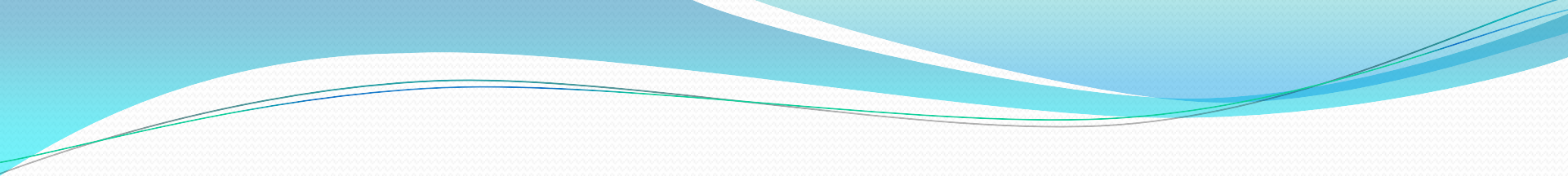
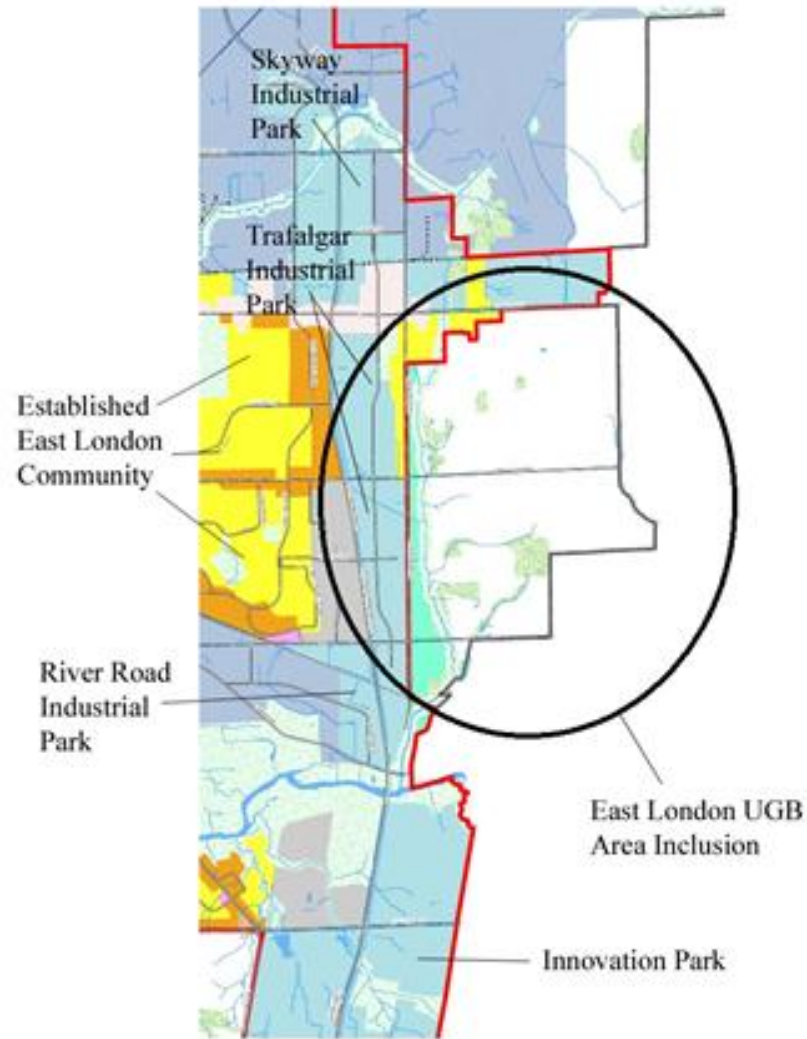
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- At the same time, the existing employment facilities and future anticipated industrial expansion along the VMP will continue the trend of creating low levels of pollution because it is not a heavy manufacturing corridor.
 - Rather, this subject Parkway is geared to office business park, light manufacturing, high-tech and warehousing/distribution industrial uses.

Figure 5:
East London Industrial Parks



- The VMP and Highway 401 provide rapid in-City and Regional connections to both employment and commerce towards the Toronto Centred Region.
- Existing arterial and collector roads are in place.
- Municipal servicing exists along Trafalgar St., Admiral Dr. and Dundas St., beyond the VMP and on Dundas St. to Crumlin Rd.
 - Water services extend the full length on Crumlin Rd. from Dundas St., south to the CN railway line .
- Existing fire hall, ambulance station, library, and new proposed recreation centre will be able to accommodate significantly expanded residential development.
 - The requested lands for UGB inclusion are within a five minute response/travel time of these essential services.
- In addition, relatively new existing schools are experiencing a decline in enrollment

- Existing commercial district along Dundas St. from Highbury Avenue to Argyle Mall requires supportive/new residential development.
 - Discussions with the Argyle Business Improvement Association (BIA) confirms the above, note submitted letter of support
- New residential development will provide the City with additional assessment and funds for the extension of municipal services.
- No private sector development competition exists within the existing East London community for additional residential development.
 - The last major residential development in East London occurred north of Gore Rd. and west of the VMP (i.e. late 1980s to early 1990s).
- Requested East London UGB inclusion will not create a precedent.

The logo for the Argyle Business Improvement Association features the word "ARGYLE" in a large, serif font. The letter "Y" is stylized with a diamond shape in the center. Below "ARGYLE" is the text "BUSINESS IMPROVEMENT ASSOCIATION" in a smaller, sans-serif font. A light blue swoosh graphic is positioned behind the text.

ARGYLE
BUSINESS IMPROVEMENT ASSOCIATION

December 1st, 2013

To Whom it may Concern:

On behalf of the Argyle Business Improvement Association Board of Management we would like to extend our support to all efforts to expand the Urban Grown Boundary in the East End of London.

Our Association also wishes to advise the Committee that a new residential development in East London will be of great assistance to business owners within our BIA.

Regards:

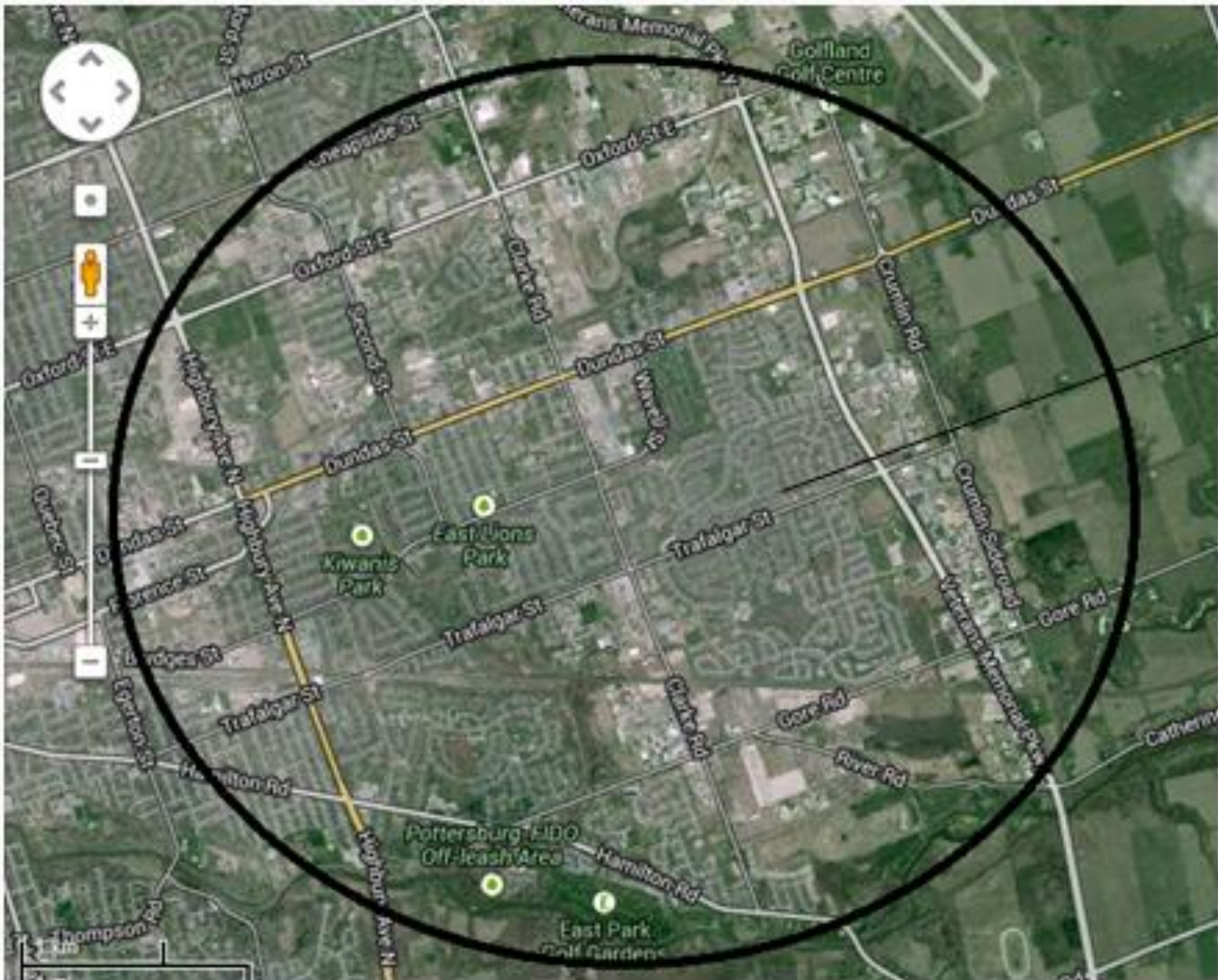
Heidi Currie, Coordinator and the Directors of the Argyle Business Improvement Association Board of Management

- The impact of Fanshawe College's continuous growth will systematically expand East London's skilled trades workforce, which is an important draw for investors beyond the City of London to locate new industrial related jobs in the area and in turn generate the need for additional housing .
- All of the previous supportive arguments will provide a counterbalance to the loss of population, residential development and tax base that has now been relocated within adjacent satellite communities, such as Dorchester and Thamesford, which presents an unfavorable economic situation for East London and the overall City of London.
 - As a result, out-migration has encouraged low-density suburban sprawl to leapfrog into satellite communities, rather than be contained in a regional city, such as London, which can accommodate sustained growth.

Population Trends for East London between 2006 and 2011

- East London socioeconomic and housing statistics, which support an expanded UGB, are based on an East London study area, bounded by Highbury Ave. /Oxford St./Crumlin Rd./South Branch of Thames River, as can be noted in Figure 6.
- East London's population declined by 3.03% within the above timeframe, which amounted to a loss of 1,403 people (i.e. from 46,362 to 44,959) (Tetrad, 2013).
 - This population decline in the East London area is primarily due to the migration of residents to newly developed housing in Northwest, West and Southwest London, and beyond London's boundaries to Thames Centre, Middlesex Centre and both Oxford & Elgin Counties, where residential expansion has been accommodated.
 - In addition, there is a significant change in East London's family structure where there is a noticeable decline in young families and a growing aging population.

**Figure 6:
East London Study Area**



**East London
Study Area**

Bounded by
Highbury Ave./Oxford
St./Crumlin Rd./
South Branch of
Thames River

- The population of the City has grown from approximately 353,000 in 2006 to roughly 367,000 today, demonstrating that the declining population trends in East London are not consistent with overall City trends.
- Retail and office uses, primarily within the Dundas St. corridor, are experiencing higher vacancies, as a result of a decline in population and residential growth in the area.

- **Breakdown of East London's Housing Structure**

- East London's housing structure can be broken down into two sub-areas, as noted in the following and depicted in Figure 7:

- **Sub-Area #1: Area Bounded by Highbury Ave. / Oxford St. / Clarke Rd. / South Branch of Thames River:**

- Primarily comprised of single-detached homes (i.e. 62% of the total housing supply), as compared to the overall City of London average of 57% (GeoWarehouse, 2013).
- 55% of the homes in this area are between 26 and 60 years old, which is 5 to 7% more than the City average (GeoWarehouse, 2013).
- 10% of the homes in this area are between 11 and 25 years old, while the City average is 25% (GeoWarehouse, 2013).
- It should be noted that the principle reasons why East London possesses an above-average percentage of single detached homes and older age of the existing house stock is due to the lack of new dwellings.

**Figure 7:
Breakdown of East London's Housing Structure**

**East London
Demographic
Group**

Sub-Area #1

Area Bounded by
Highbury Ave. /
Oxford St. /
Clarke Rd. /
South Branch of
Thames River



**East London
Demographic
Group**

Sub-Area #2

Bounded by
Clarke Rd./
Dundas St./
Crumlin Rd./
Gore Rd.

- **Sub-Area #2: Bounded by Clarke Rd./ Dundas St./ Crumlin Rd./Gore Rd.:**
 - Primarily comprised of single-detached homes (i.e. 55% of the total housing supply), as compared to the City of London average of 57%.
 - 50% of the homes in this area are between 26 and 60 years old (GeoWarehouse, 2013).
 - 37.5% of the homes in this area are between 11 and 25 years old, while the City average is 25% (GeoWarehouse, 2013).
 - It should be noted that the latter statistic is reflective of the last major wave of residential development from the late 1980s to early 1990s, where there was a readily available supply of raw land for suburban growth, prior to the introduction of the UGB, through the approval of Vision '96/OPA #88 in 1999.
 - Thus, these above statistics demonstrate that East London was able to both compete and outpace the City average, in terms of housing mix and age of dwellings, when there was an overall supply of readily developable land for development.

Summary Observations

- During this current City of London 2011 Official Plan Review process, there is concrete planning justification for East London to finally be recognised as an area in need of UGB lands for Community Growth, based on the following rationale:
 - The recently completed Land Needs Background Study, which was presented at the July 23, 2013 public meeting before this Committee, has incorrectly depicted the East London area in Figures 4.3.1 and 4.3.2 (Residential Greenfield Units Remaining at 2021 and 2031), as depicted below:
 - Grouped both Community and Industrial Growth Lands together; thus difficult to distinguish between them
 - East London area, south of Dundas Street, has been identified as Northeast London; thus potentially leading one to believe that East London has ample Community Growth lands, based on the projections within Table 4.3, when there is not an existing oversupply
 - Area between Huron and Oxford Streets, east of the VMP (designated as Industrial) appears to be identified as future Community Growth lands with identified projections within Figures 4.3.1 and 4.3.2

Figure 4.3.1: Residential Greenfield Units Remaining at 2021

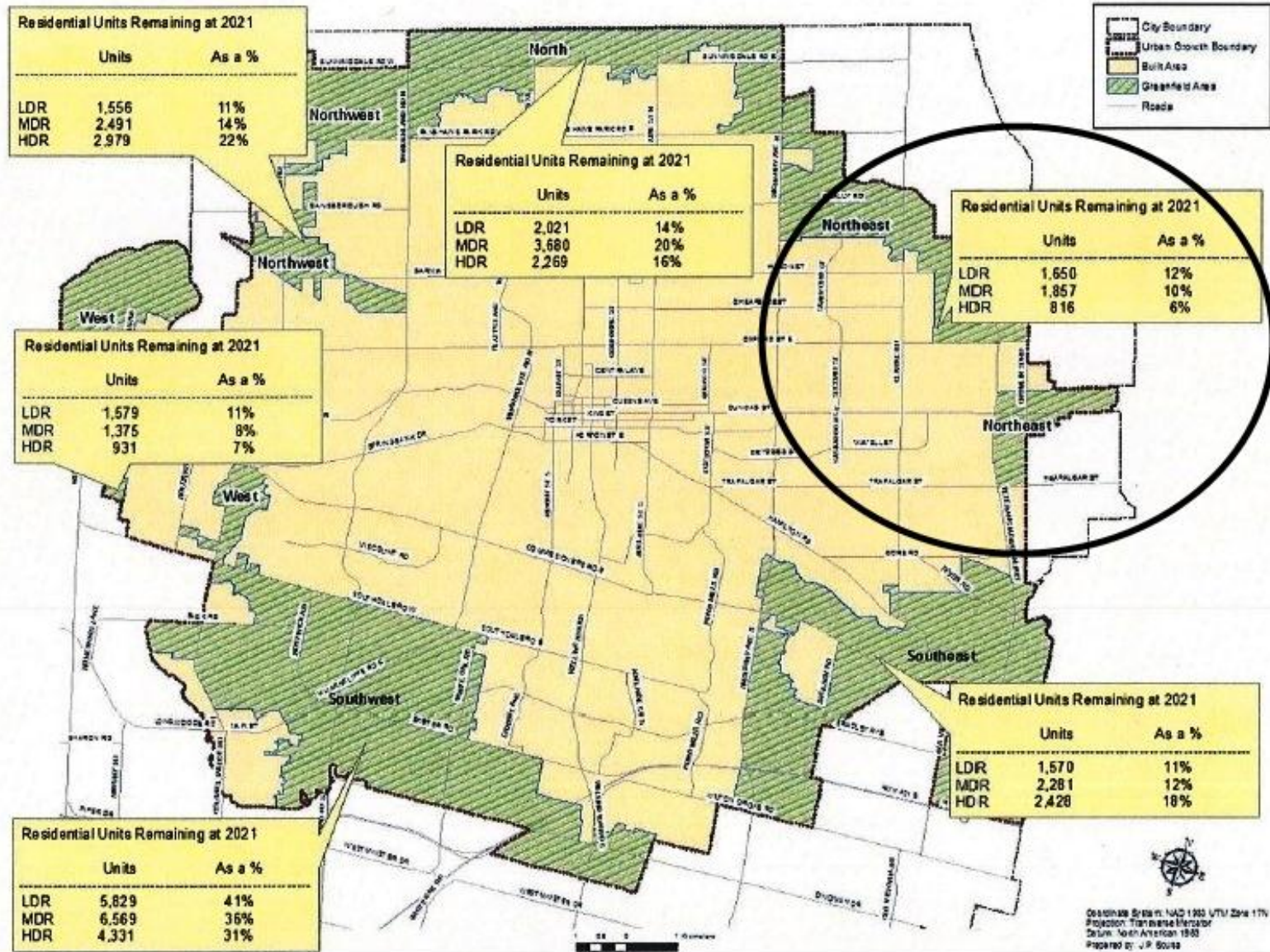


Figure 4.3.2: Residential Greenfield Units Remaining at 2031

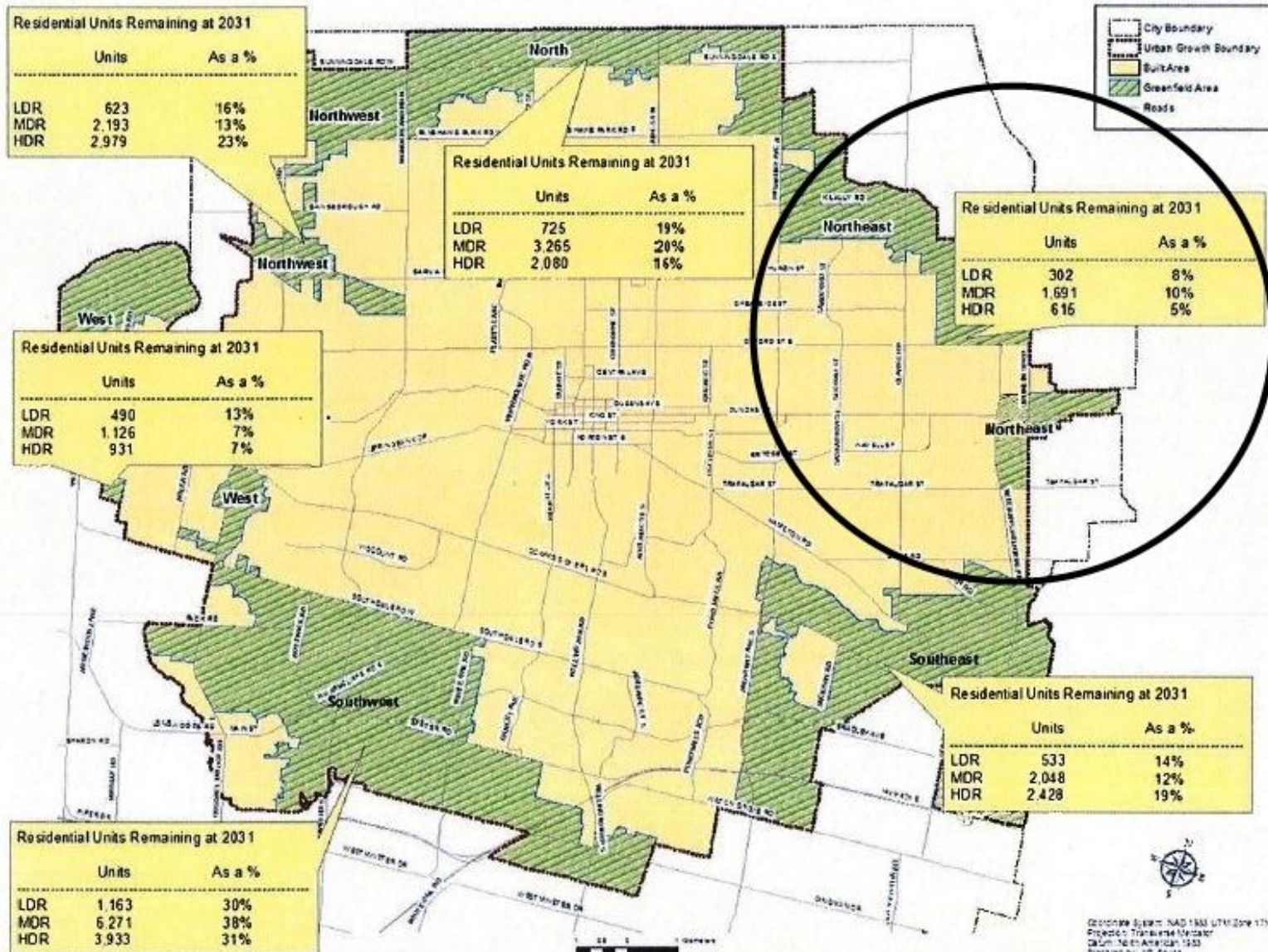


Table 4.3: Residential Units Remaining at 2021 and 2031 by District

District	Units Remaining at 2021 (10 years)			Units Remaining at 2031 (20 years)		
	Low	Medium	High	Low	Medium	High
Northeast	1,650	1,857	816	302	1,691	615
North	2,021	3,680	2,269	725	3,265	2,080
Northwest	1,556	2,491	2,979	623	2,193	2,979
West	1,579	1,375	931	490	1,126	931
Southwest	5,829	6,569	4,331	1,163	6,271	3,933
Southeast	1,570	2,281	2,428	533	2,048	2,428
Total	14,205	18,254	13,756	3,835	16,594	12,966

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- Subject request is within an area that has lacked new residential development since the early 1990s.
 - Subject request is beyond ultimately serving the interests of existing land owners and the land development industry
 - Rather, there is an urgent need for new community growth, in order to support the existing residential built form, commercial areas and overall East London community.

- The present trend of East London suffering depopulation will only increase, which will gradually cause the following:
 - Decrease in the values of commercial properties and buildings;
 - Decrease in retail activity;
 - Stagnant municipal assessment;
- Need for future possible municipal financial incentives, to address social and infrastructural requirements, could be lessened if free market forces would be allowed to prevail through natural growth of its residential population.
- If there is flexibility from other developers/land owners who wish to remove existing UGB land tracks because they face long-term servicing and development windows

- These same developers/land owners can invest in an expanded East London UGB, which can provide a short-term development window, where there is already a pent-up demand for new housing
- East London should not continue to be unfairly targeted as the sole District for intensification, primarily via the former Psychiatric Hospital lands, while London's other three Districts continue to have significant existing and possibly expanded greenfield lands for Community Growth
- The East London area is a unique District for UGB expansion, which does not mirror any of the other three areas of London, in terms of need and justification

Figure 8:
East London Community - Expanded UGB Area

