

**PROSPERITY PROJECTS:  
111 HORTON STREET EAST-  
REDEVELOPMENT OPPORTUNITY**  
May 14th, 2014

# Presentation Outline:

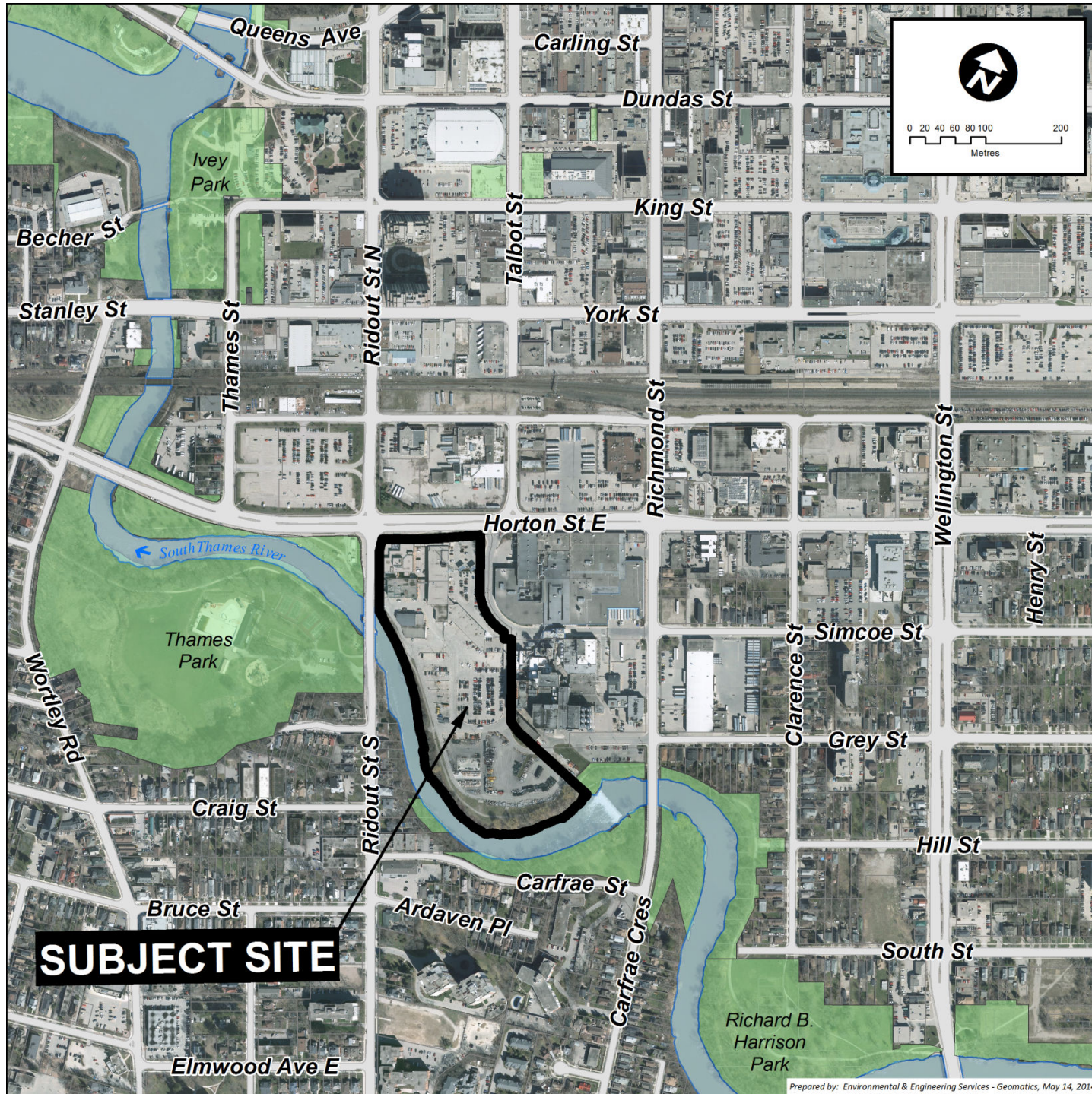
- Proposal Origins
- The Proposal
- Proposal Progress
- Opportunities
- Constraints (Gates)
- Conclusion

# Proposal Origins

- Potential Redevelopment Opportunity Identified as concept by City of London Planning:
  - 2011 “Thames Valley Corridor Plan”
  - 2012 “City of Opportunity: A Vision for Downtown London”







# Proposal Origins

- January 20, 2012 - the City received an initiating letter in which Kilmer identified the Property as having potential to be redeveloped for higher and better land uses.
- June 09, 2012 – Kilmer’s proposal presentation was part of the IEPC open call to community for prosperity ideas (Gate 1).
- December 18, 2012 - Potential redevelopment of 111 Horton St. shortlisted in report to IEPC.

# The Proposal

- City of London sell the land at 111 Horton St. to Kilmer Brownfield “as is, where is”.
- Kilmer to complete the remediation of the land, provide the City with an environmental release for the property and work with the City to have the land rezoned.
- Added value created would be shared with the City of London.
- Based on preliminary estimates provided by Kilmer, this proposal is expected to create hundreds of short term and long term jobs.



# Proposal Progress

- June 11, 2013 - Council directed Civic Administration to continue the advancement of the plan as described in the December 18, 2012 report.
- June 25, 2013 :
  - Non-Disclosure Agreement (NDA) between the City of London, London Hydro and Kilmer Brownfield was approved to facilitate information sharing.
  - Council supported the “Redevelopment at 111 Horton street” in principle and requested that Civic Administration undertake a Reach Study.
- September 17, 2013 - Council approved Riggs Engineering Limited to perform the Thames River Reach Study.

# Opportunities

**Brownfield  
Redevelopment**

**Economic Benefits**

**Environmental  
Benefits**

**Social Benefits**



**Brownfield  
Redevelopment**



Redevelopment of brownfield sites may: increase the municipal tax base; increase employment opportunities; enhance viability of inner-City neighbourhoods.

**Environmental  
Benefits**



Improvement in environmental quality by removal of contaminants, and therefore lowering the risk of contaminants migrating off site.

## **Economic Benefits**



Based on preliminary estimates Kilmer anticipates:

- 500 full time long term and 400 short term jobs;
- Up to 400 New Residential Units;
- Property Tax Assessment: up to \$100M.
- All Contingent on developable area and costs.

## **Social Benefits**

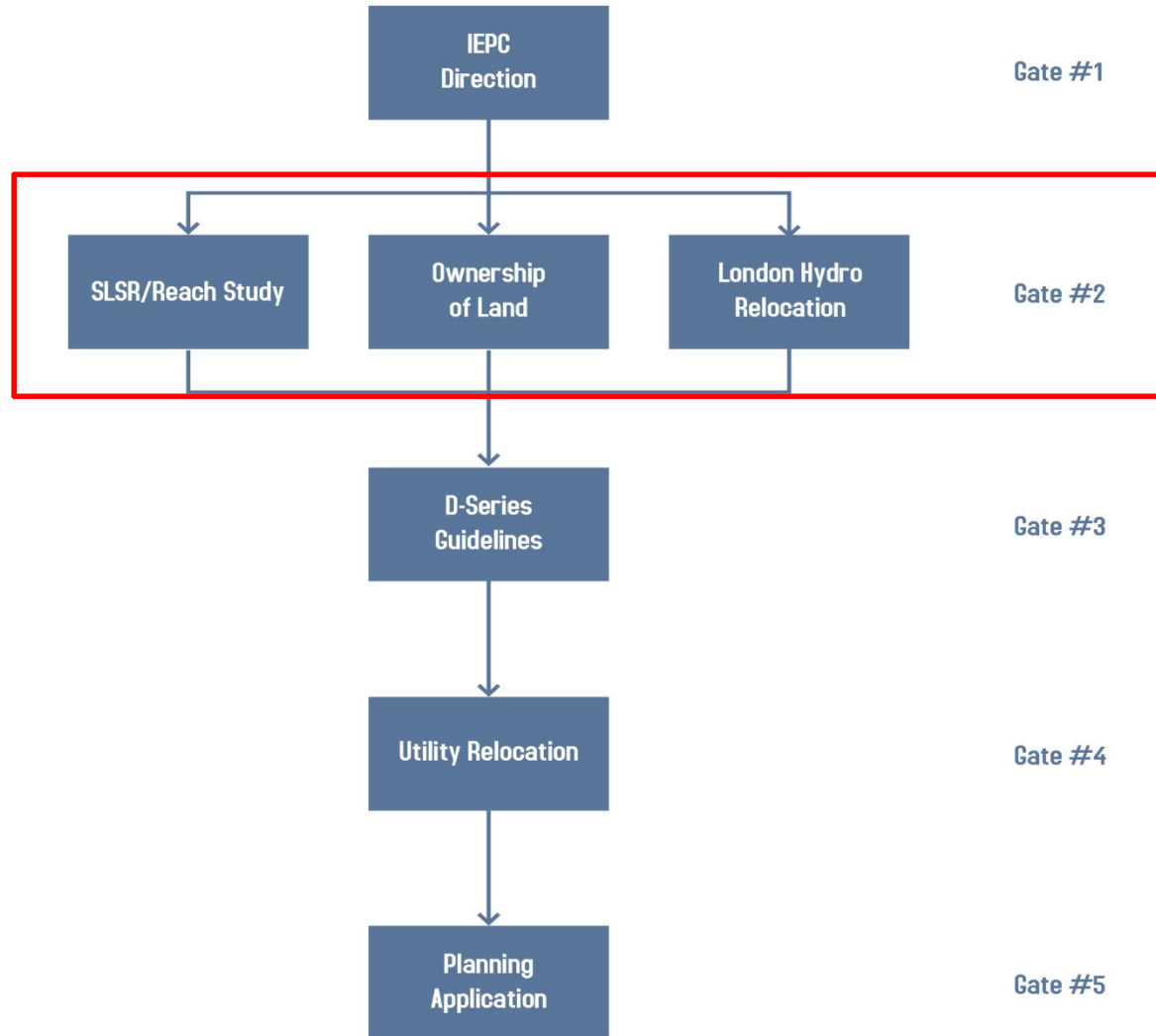


Brownfield development can be an engine for urban renewal:

- Neighbourhood and downtown revitalization;
- Improved aesthetic quality of the urban environment.
- In-line with Planning concept of opening up river front.

# Constraints (Gates)

## ACTION AND DECISION OVERVIEW 111 HORTON STREET PROJECT



**Subject Land Status  
Report (SLST)  
(Gate 2)**



- To assist with the identification of barriers that could impact the redevelopment proposal, a SLSR was undertaken in the Spring of 2013 .
- A SLSR provides useful ecological inventory for consultants to complete an Environmental Impact Study (EIS).
- EIS will take about 3 months at a cost of \$30,000.

**Reach Study  
(Gate 2)**



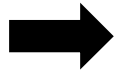
- The Property is 5.50 ha in size, its developable land area (outside of the regulatory flood plain), is 1.40 ha.
- The remaining 4.10 ha of land is located within the flood plain.
- One option to increase the development envelope is to fill in the flood plain lands.
- Very preliminary estimated cost to infill property \$350,000-\$500,000.
- Still in process...

## Ownership of Land (Gate 2)



- The title of the Property is complex due to the age of some of the agreements and the relationships among the City, the Public Utilities Commission and London Hydro.
- Any decision to dispose of the 111 Horton Street site will require agreement among the City, London Hydro and the PUC.

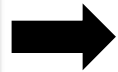
## London Hydro Relocation (Gate 2)



- London Hydro conducts its business from its combined administration/service facility; any relocation would be complex and costly.
- Estimated cost of relocating the entire operation would be at least \$40 million, and take from 5 to 7 years to complete.
- London Hydro is willing to consider a partial relocation.
- Any relocation would be at the cost of the City of London /London Hydro.



## Separation Distances (D-Series Guidelines (Gate 3))



- The objective of the D-6 Guideline is to prevent or minimize the encroachment of sensitive land uses on industrial land uses and vice versa.
- Breweries are classified as a Class III industry, the most restrictive class.
- A feasibility analysis will require additional information in order to make an assessment for allowing less than the recommended minimum separation distance.
- Cost of feasibility study is about \$20,000 and will take 3 months to complete.



**Utility Relocation  
(900 mm Sewer)  
(Gate 4)**



- The sewer serves a population of about 10,000 and is in good structural condition.
- Kilmer to perform due diligence on the site to confirm whether they would work around the sanitary trunk sewer.
- A 16 meter wide easement (0.72 ha) with access to it would be required.
- Should Kilmer's position change, the cost to relocate the sewer is around \$10M, and take 3-4 years.



**Planning Application  
(Gate 5)**



- Kilmer to submit a Proposal Summary:
  - Outline a written summary of the development proposal.
  - This will identify what additional reports and studies may be required.
- To permit the proposed mixed-use development, the submission of a Planning Application will be required to amend the Official Plan designation and Zoning By-law..
  - Cost is \$15,000 (paid by Applicant).
  - 4-6 Months (after application has been submitted).
- Kilmer to submit a conceptual site plan.

# Conclusion