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File No. O-8014  
Planner: T. Macbeth

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>INDUSTRIAL LAND REVIEW: RECOMMENDED URBAN GROWTH BOUNDARY EXPANSION FOR FUTURE INDUSTRIAL GROWTH AND OFFICIAL PLAN AMENDMENT MEETING ON SEPTEMBER 23, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning & City Planner, the proposed by-law attached hereto as Appendix 'A' **BE INTRODUCED** at the Municipal Council meeting of September 30, 2014 to take the following actions with respect to the Industrial Land Review:

- a) Schedule "A" – Land Use of the Official Plan, attached as Schedule 1, **BE AMENDED** to adjust the Urban Growth Boundary to add approximately 300 hectares of additional land within the Urban Growth Boundary (UGB) for future industrial uses; and
- b) To change the designation of the subject lands identified to be included within the Urban Growth Boundary as amended by clause a) above **FROM** "Agriculture" **TO** "Urban Reserve-Industrial Growth".
- c) Staff **BE DIRECTED** to report back to Council on possible change in designation for environmental features within the subject lands identified for inclusion in the UGB as amended in clause a) above **FROM** "Environmental Review" **TO** "Open Space" and amend Zoning By-law No. Z.-1, in conformity with designation of the Official Plan, to change zoning of environmental features within the subject lands **FROM** Environmental Review (ER) zone **TO** Open Space (OS5) zone.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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June 17, 2014	Planning and Environment Committee, "Industrial Land Review: Urban Growth Boundary for Future Industrial Growth"
March 17, 2014	Strategic Priorities and Policy Committee, "Industrial Land Development Strategy"
April 23, 2013	Planning and Environment Committee, "O-8014: Industrial Lands Review Public Participation Meeting"
December 4, 2012	Strategic Priorities and Policy Committee, "O-8014: Industrial Lands Review"
March 5, 2012	Strategic Priorities and Policy Committee, "Status of the 2011 Industrial Land Development Strategy Update"
November 10, 2008	Planning Committee, "Environmental Review Lands Study Final Report"

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**RATIONALE**

1. The proposed Amendment will add lands to the Urban Growth Boundary required to meet the City's industrial land needs;
2. The proposed Amendment is consistent with strategic priorities of the City's Official Plan and the Industrial and City Structure policies of the Official Plan;
3. The proposed Amendment implements the City's Industrial Land Development Strategy;
4. The proposed Amendment will not increase the total amount of land city-wide that has been identified for industrial development as a result of the redesignation of lands previously identified for industrial growth to non-industrial land uses.
5. The proposed Amendment is consistent with the Provincial Policy Statement 2014, in particular, sections 1.1.1; 1.1.2; 1.1.3; 1.3.1; 1.3.2 and 1.7.1.

**PURPOSE**

The purpose and effect of the recommended Urban Growth Boundary expansion is to add approximately 300 hectares of additional lands to the City's urban growth area to accommodate future industrial land uses.

**BACKGROUND**

At the June 17, 2014, meeting of the Planning and Environment Committee an expansion of the Urban Growth Boundary for future industrial growth and an associated Official Plan Amendment were recommended. At the subsequent Council meeting of June 24, 2014, Council's direction was:

*That the Industrial Land Review of the Urban Growth Boundary for future industrial growth **BE REFERRED** to a future meeting of the Planning and Environment Committee for further consideration; it being noted that the Committee members expressed a desire to have additional opportunity to review the details contained in the report before deliberating on the matter.*

The June 17, 2014, recommendation report evaluated candidate sites for potential inclusion within the Urban Growth Boundary (UGB), including landowner requested sites and areas identified in accordance with the locational criteria of the Industrial Land Development Strategy (ILDS). The evaluation criteria are in alignment with the objectives of the City's 2014 ILDS as well as the industrial marketplace's land needs trends and demands. Evaluation criteria employed by an inter-departmental Staff team in assessment of candidate lands included:

- Alignment with economic development objectives and priorities;
- Suitability/affordability of municipal servicing;
- Proximity to the Provincial Highways or Veterans' Memorial Parkway;
- Site topography and configuration;
- Environmental/natural heritage features;
- Existing land use and compatibility issues;
- Landowner interest in development;
- Agricultural land considerations including agricultural land capability and MDS requirements;
- Suitability for the extension of transit service;
- Compact urban form/logical extension of the urban area;
- The return on investment in previous infrastructure projects;
- Parcel sizes and their suitability for land assembly; and

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- The opportunity for spin-off benefits.

<b>RECOMMENDED UGB EXPANSION THROUGH REMOVAL OF LANDS</b>
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Removal of Industrial Lands

The current vacant industrial land supply includes lands that do not meet the requirements of targeted industrial companies' land demands, including highway and Veterans' Memorial Parkway proximity and suitable parcel sizes, configurations, and availability. Despite limitations of the appropriate land supply, the City of London is constrained in its ability to expand the Urban Growth Boundary (UGB) because of the amount of land in the vacant industrial land inventory. The maximum amount of land that may be designated "Industrial" in an Official Plan in accordance with the 2014 Provincial Policy Statement is a supply for the projected land demand over the next twenty (20) years. London's supply is greater than the projected 20-year demand, thus the City may only address deficiencies in the quality of land supply through an expansion of the UGB to match the lands that have been re-designated from "Industrial" to other non-industrial land use designations during related and concurrent land reviews and area planning. Through this approach the city's supply beyond the projected 20 year demand will not increase; however, land deleted from the inventory for re-designation can be replaced with lands that are more suitable and will better position the city to take advantage of potential economic development and employment opportunities.

It should be noted that recommended Official Plan amendments to re-designate land from industrial to non-industrial designations are reviewed against planning principles and objectives and determined to be appropriate on their merits. In some cases the changes come about as the result of more detailed area planning processes. In other cases the changes are warranted on the basis that the lands had a diminished viability for industrial use and are more appropriate for uses that are better suited to the changed circumstances in the area. Apart from changes to Open Space or Environmental Review to protect environmental features, none of the changes to re-designate industrial lands have occurred in the corridors that offer the best opportunity to attract and support industrial growth both now and in the future.

Southwest Area Plan

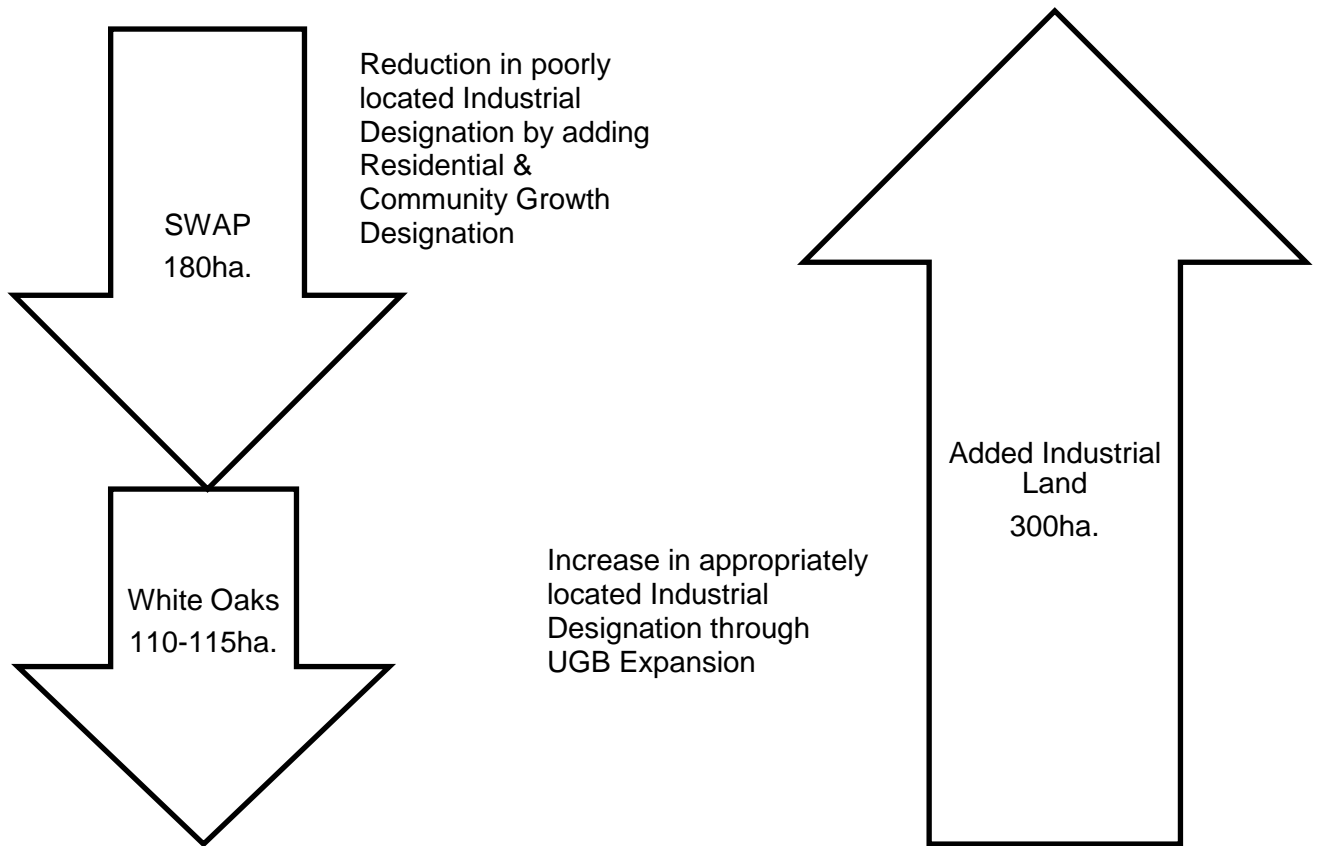
Through the Southwest Area Plan the City reviewed lands designated for industrial uses and determined that there was justification to remove 345 hectares of industrial land and re-designate them to residential, commercial and other uses. Of the 345 hectares of lands that were re-designated, 180 hectares were re-designated to Low Density Residential (LDR). The 180 hectares re-designated for LDR is identified for the purposes of the Industrial UGB expansion because LDR lands are the limiting factor for Community Growth UGB expansion. The City has a larger supply of medium and high density residential lands and the total supply of lands currently designated for both Medium Density Residential and High Density Residential development is greater than twenty (20) years. The remainder of the 345 ha re-designated in SWAP was changed to Medium Density Residential, Open Space and other designations.

White Oak Business Park

The City of London initiated an Official Plan Amendment to conduct a review of the land uses within the White Oak Business Park area. The review was initiated as a result of two major landowners' request that the City review the Industrial designation of their lands. The review evaluated the existing industrial lands within the study area and determined appropriateness for continued use for industrial purposes or whether the lands should be re-designated to non-industrial uses (residential, commercial, institutional and open space). A future secondary planning process will determine the long term plan for these lands, including the mix of land uses. The study area includes lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the drainage ditch located to the west of the Provincial Ministry

buildings (see attached map – Appendix ‘B’). The recommendations of this review were presented at the September 9, 2014, meeting of the Planning and Environment Committee.

Total Urban Growth Boundary Expansion for Industrial Uses through Removal of Lands



As a result of Low Density Residential functioning as the limiting factor precluding expansion of the Urban Growth Boundary for Community Growth purposes, it is the amount of land equivalent to that re-designated to LDR that can be applied towards an expansion of the Urban Growth Boundary for future Industrial uses. Through the re-designation of Industrial lands in the Southwest Area Plan (SWAP), 180 hectares can be applied towards the UGB expansion for Industrial uses. Through the White Oaks Business Park re-designation, approximately 110 to 115 hectares is applied towards the UGB expansion. Therefore the expansion of the UGB for future industrial growth is approximately 300 ha.

**CANDIDATE PROPERTY ASSESSMENT FOR EXPANSION OF UGB**

As was noted in the June 17, 2014, report to the Planning and Environment Committee, in order to assess property owner interest and potential candidate sites for expansion of the Urban Growth Boundary, a public meeting was held on April 23, 2013. Submissions at the meeting have been assessed for alignment with Council-endorsed evaluation criteria, applicable provincial policy, land use planning goals and objectives, such as general policies requiring availability of industrial lands in Chapter 2 of the Official Plan, economic development objectives, servicing objectives, and goals of the Industrial Lands Development Strategy (ILDS). Requests for consideration of properties as candidate sites came from areas across the City. Landowner submissions, as well as areas identified by Staff and the London Economic Development Corporation as potential industrial sites were assessed against the evaluation criteria developed in the Industrial Lands Study and ILDS. The evaluation criteria include the following objectives:

- Alignment with economic development objectives and priorities;

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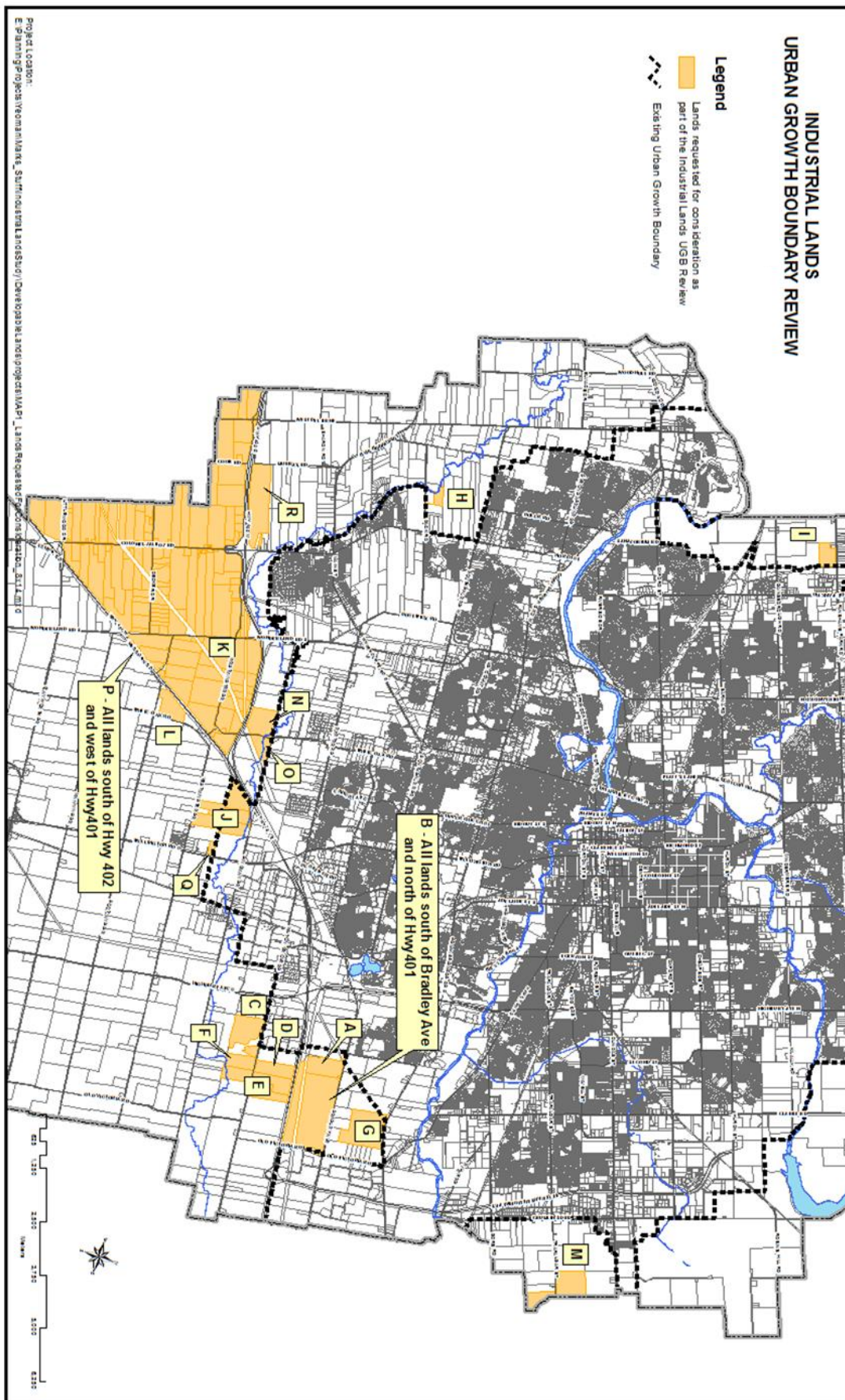
- Suitability/affordability of municipal servicing;
- Proximity to the Provincial Highways or Veterans' Memorial Parkway;
- Site topography and configuration;
- Environmental/natural heritage features;
- Existing land use and compatibility issues;
- Landowner interest in development;
- Agricultural land considerations including agricultural land capability and MDS requirements;
- Suitability for the extension of transit service;
- Compact urban form/logical extension of the urban area;
- The return on investment in previous infrastructure projects;
- Parcel sizes and their suitability for land assembly; and
- The opportunity for spin-off benefits.

Landowner Requested Properties

Properties requested for consideration are shown in in the map below. Properties requested for consideration through landowner submissions were evaluated against evaluation criteria, as outlined in the subsequent table. The table shows a simple unweighted points scale from one (1) to three (3), with 1 representing the least favourable condition and 3 represents the most favourable condition. Hollow circles represent 1, half full circles represent 2, and solid circles represents 3. Properties requested for consideration were from the following addresses or areas and are identified alphabetically in the table below.

- A. 1871 and 1913 Bradley Avenue;
- B. All lands south of Bradley Avenue and north of Hwy 401.
- C. 1577 and 1687 Wilton Grove Road;
- D. 1766 Wilton Grove Road;
- E. 1806, 1811 and 1874 Wilton Grove Drive;
- F. 1741 Wilton Grove Road;
- G. 2031 Commissioners Road East;
- H. 7220 Pack Road;
- I. 1802 Fanshawe Park Road West;
- J. 3226 and 3356 Westminster Drive and 3045 Dingman Drive;
- K. 4571 Westminster Drive;
- L. 4166 Scotland Drive;
- M. 3050 and 3085 Trafalgar Street;
- N. 4563 White Oak Road;
- O. 4594 White Oak Road;
- P. All lands south of Highway 402 and west of Highway 401;
- Q. 4759 Wellington Road South; and
- R. 4956 Murray Road.

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Property Criteria	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Meets requirements identified in recent inquiries/ attractions identified by LEDC	●	●	●	●	◐	◑	◑	○	○	○	○	○	○	○	○	○	○	○
Located within the 6 Strategic areas of ILDS	●	●	●	●	●	●	●	○	○	○	●	◐	○	○	○	●	○	◐
Proximity to Hwy 401/402 or VMP	●	●	●	●	●	◐	◑	○	○	◐	●	●	○	●	◐	●	◐	●
Logical extension – Contiguous to existing UGB	●	●	●	●	○	○	●	●	●	●	○	○	○	●	●	○	●	○
Contiguous to existing Industrial Park – Return on previous investments	○	●	●	●	○	○	○	○	●	◐	○	○	○	○	●	○	◐	○
Exploits Highway interchanges	◐	●	●	●	◐	◑	◑	○	○	◐	◑	◑	○	○	○	●	◐	●
Environmental constraints	●	●	◐	◑	◑	○	●	◐	◑	◑	◑	◑	●	●	○	◐	◑	◑
Servicing (capacity/ constraints)	◐	◑	●	◐	◑	◑	○	○	◐	○	○	○	○	●	●	◐	○	○
Compatibility with existing and Planned Uses	●	●	●	●	◐	◑	●	◐	●	●	●	◐	●	◐	◑	◑	●	◐
Trigger Bradley Avenue interchange	○	○	●	●	●	●	○	●	●	●	●	●	●	●	●	●	●	●
Potential residential conflict	◐	○	●	●	●	●	●	●	●	●	●	●	◐	○	○	●	●	●
Parcel sizes and suitability for assembly	●	●	●	●	●	●	●	○	●	●	●	●	●	●	●	◐	◑	●
Development or Acquisition concerns	●	●	●	●	◐	●	●	◐	●	◐	◑	◑	◑	◑	◑	○	◐	◑
Long-term Industrial potential	●	●	●	●	◐	◑	◑	○	◐	◑	◑	◑	◑	◑	◑	◑	◑	◑
Simple Comparative Score	35	37	41	40	29	28	32	23	31	30	30	28	25	28	27	29	29	29

Table 1: Summary of Evaluation of Landowner Requested Properties

Requested sites demonstrated a range of locations, sizes, and degrees of alignment with the requirements of the Council-approved ILDS, which is the long-term strategy for industrial land acquisition, planning, development and marketing. Certain of the requested properties are in immediate adjacency to successful Industrial Parks and provide for a logical extension of growth and servicing, help to further the return on previous investments, provide spin-off benefits and enhance the marketability of growing Industrial Parks. Some of the candidate sites are located

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in the six strategic locational areas of the ILDS. Certain properties have frontage onto, and proximity to, the economic and investment corridor of the NAFTA highway and Veterans' Memorial Parkway. Other requested candidate sites demonstrate locational limitations, servicing constraints or other constraints that limit the ability to meet the industrial marketplace's land requirements.

Comprehensive Review of Larger Study Area

Upon completion of the assessment of landowner requests, Staff widened the study area to assess additional lands that could potentially address the ILDS criteria for industrial land development and strategic locations. The study area is identified in the map on page 10. The blocks of land identified in the study area were assessed against the same ILDS evaluation criteria as the landowner-requested properties. The findings of the study area assessment are summarized in the two tables that follow, which for reference are referred to as "VMP Blocks" for the eastern area and "Wonderland Blocks" for the western area. The same simple unweighted points scale from one (1) to three (3) is employed, with 1 representing the least favourable condition and 3 represents the most favourable condition. Hollow circles represent 1, half full circles represent 2, and solid circles represents 3.

"VMP" Blocks	1	2	3A	3B	4	5	6	7	8	9	10	11	12	13	14
Meets requirements identified in recent inquiries/attractions identified by LEDC	●	●	●	◐	●	○	●	●	●	●	●	●	◐	◐	○
Located within the 6 Strategic areas of ILDS	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Proximity to Hwy 401/402 or VMP	●	●	●	●	●	●	●	●	●	◐	●	●	◐	●	●
Logical extension – Contiguous to existing UGB	●	●	●	○	○	●	●	○	○	○	●	●	●	●	●
Contiguous to existing Industrial Park – Return on previous investments	○	●	●	○	○	●	●	○	○	○	●	●	○	●	●
Exploits Highway interchanges	◐	●	●	◐	◐	●	●	◐	◐	◐	●	●	◐	◐	●
Environmental constraints	●	●	◐	○	◐	○	◐	◐	●	○	◐	◐	●	●	◐
Servicing (capacity/constraints)	◐	◐	●	◐	◐	●	●	○	○	○	●	●	◐	◐	●
Compatibility with existing and Planned Land Uses	●	●	●	◐	◐	○	●	●	●	●	●	●	◐	◐	●
Trigger Bradley Avenue interchange	○	○	●	●	●	●	●	●	●	●	●	●	○	○	●
Potential residential conflict	◐	●	●	●	●	●	●	●	●	●	●	●	◐	◐	●
Parcel sizes and suitability for assembly	●	●	●	●	●	●	●	●	●	●	●	●	●	●	◐
Development or Acquisition concerns	●	●	●	◐	○	○	●	●	●	●	●	●	◐	◐	●
Long-term Industrial potential	●	●	●	◐	◐	○	●	◐	◐	◐	●	●	○	◐	●
Simple Comparative Score (Rank)	35 (4)	39 (2)	41 (1)	28 (10)	31 (8)	32 (7)	41 (1)	33 (6)	34 (5)	31 (8)	41 (1)	41 (1)	29 (9)	33 (6)	38 (3)

Table 2: Summary of Evaluation of the Eastern Portion of the Study Area ("VMP Blocks")



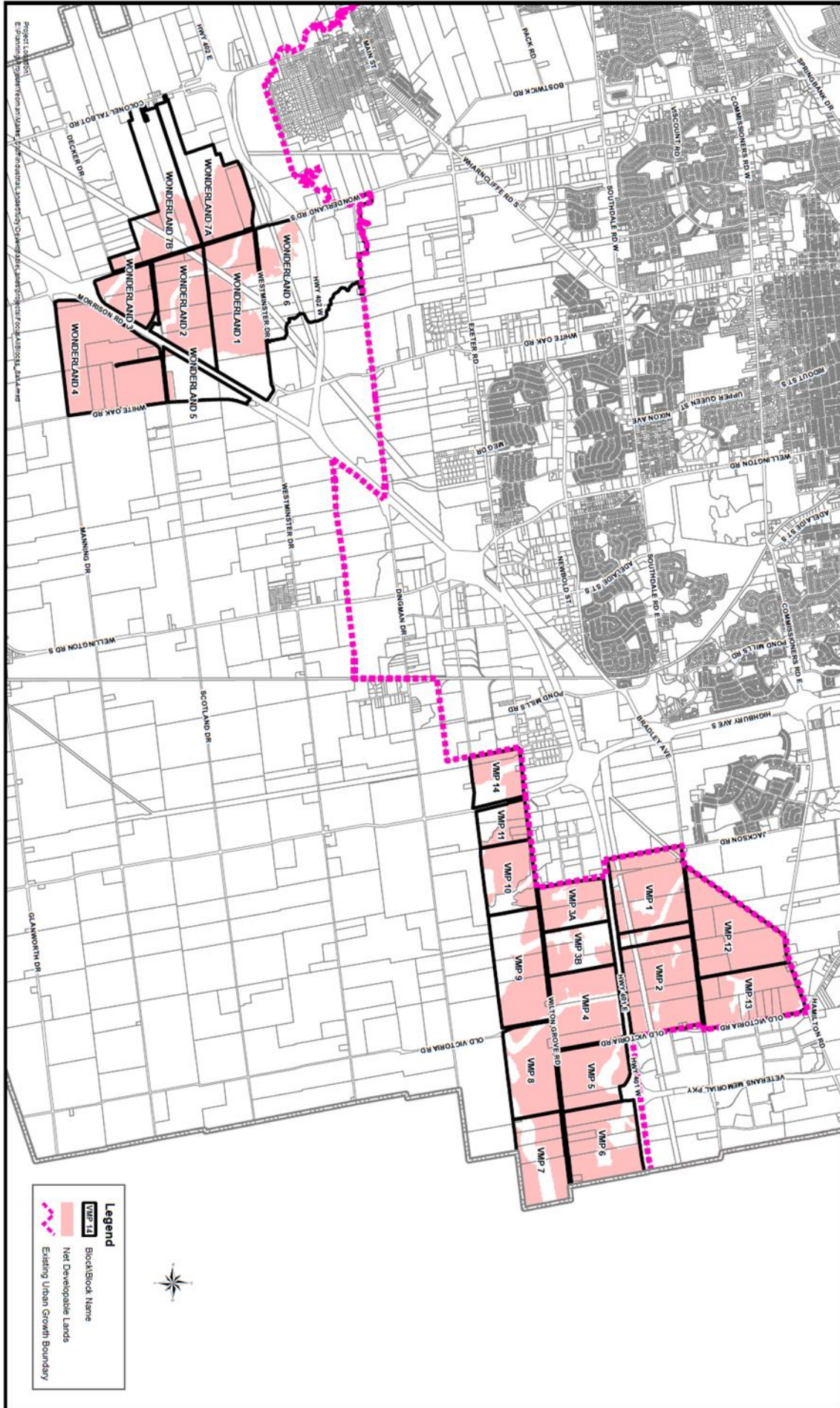
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"Wonderland" Blocks	1	2	3	4	5	6	7A	7B
Criteria								
Meets requirements identified in recent inquiries/attractions identified by LEDC								
Located within the 6 Strategic areas of ILDS								
Proximity to Hwy 401/402 or VMP								
Logical extension – Contiguous to existing UGB								
Contiguous to existing Industrial Park – Return on previous investments								
Exploits Highway interchanges								
Environmental constraints								
Servicing (capacity/constraints)								
Compatibility with existing and Planned Land Uses								
Trigger Bradley Avenue interchange								
Potential residential conflict								
Parcel sizes and suitability for assembly								
Development or Acquisition concerns								
Long-term Industrial potential								
Simple Comparative Score (Rank)	32 (7)	32 (7)	29 (9)	29 (9)	29 (9)	29 (9)	32 (7)	32 (7)

Table 3: Summary of Evaluation of the Western Portion of the Study Area ("Wonderland Blocks")

Further considerations for all candidate blocks of land include: environmental features; other City initiatives and potential impacts on those initiatives; potential for conflict with existing and planned uses including "Agriculture" or "Community Growth" areas; and the potential long-term viability of industrial uses in areas where significant requests for changes in land use have been addressed, including but not limited to the areas surrounding the Southwest Area Plan and White Oak Business Park study area.

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**File No. O-8014**  
**Planner: T. Macbeth**

<b>PUBLIC LIAISON:</b>	On March 21, 2013, Notice of Application was sent to over 2,700 property owners using lists compiled as part of the ReThink London process. Notice of Public Meetings on June 17, 2014, and September 23, 2014 were published in <i>The Londoner</i> on May 29 and September 4, 2014, respectively.	57 replies were received
<p><b>Nature of Liaison:</b> The purpose and effect of the requested Official Plan amendment is to expand the Urban Growth Boundary to add approximately 300 hectares of land for future industrial development. Possible amendment to the Official Plan to change lands north and south of Highway 401 near the Veterans’ Memorial Parkway and lands south and east of the “Forest City Industrial Park”, including lands south of Wilton Grove Road and east of Cheese Factory Road FROM “Agriculture” TO “Urban Reserve – Industrial Growth”. Planner: T. Macbeth File: O-8014 (Dundas)</p>		
<p><b>Responses:</b> Responses included requests for properties to be considered for inclusion within the Urban Growth Boundary, as identified on page 6, concerns with impacts on rural lands, and impacts on “Urban Reserve” lands within the existing Urban Growth Boundary. Additional comments received since June 17, 2014 meeting of Planning and Environment Committee are summarized in the table below.</p>		

**COMMENTS RECEIVED SINCE JUNE 17 PLANNING AND ENVIRONMENT COMMITTEE**

Since the June 17, 2014, meeting of Planning and Environment Committee, several comments have been received regarding the recommended Urban Growth Boundary expansion for future Industrial uses. The Ward Councilor also hosted a neighbourhood meeting for interested members of the public on July 30, 2014. Ten members of the public attended. Certain comments received related to properties previously evaluated in the “Landowner Requested Properties” section of the June 17 recommendation report. The table below provides an overview of comments received:

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Comments received	Staff Response
Site selection process for UGB did not reflect criteria presented in previous reports to Council.	Site selection is based on the evaluation criteria, developed in the 2012 "Industrial Lands Study" background report and the criteria and locational strategy of the 2014 ILDS.
Some previous reports identified an expansion of the UGB by 500 ha, whereas the recommended expansion is 300 hectares. Expansion of 500 ha should be considered.	Expansion is based on the requirements of the Provincial Policy Statement. The rationale proposed for the expansion of 500 ha has been refined through discussion with Provincial Ministries. As a result, the expansion is permitted through re-designation of other Industrial lands to non-industrial uses, which totals approximately 300 ha.
The June 17 Report does not give sufficient consideration to size of parcels or location of parcels.	Size and location, corroborated by market information, were significant considerations in the evaluation of candidate blocks of land and landowner requests.
The City should consider economic development policy of the Provincial Policy Statement (PPS), including section 1.3.2.4.	PPS section 1.3.2.4 states that the City may plan beyond 20 years for long-term protection of employment lands provided lands are not designated in the Official Plan beyond 20 years' supply. The ILDS identifies 6 strategic locations in accordance with this PPS policy; however, each review and expansion of the UGB must be based on the 20 year supply identified in PPS s. 1.1.2.
The Wonderland Road area should not be excluded from the 20 to 30 year industrial development plan.	In accordance with PPS s. 1.1.2, land needs reviews and potential UGB expansions may occur at least every five years, based on absorption. The proposed expansion is not the same as the City's long-term ILDS. There are 6 strategic locations identified in the ILDS. "Wonderland/401" is one of these six strategic locations.
Concerned that the proposed land use changes in proximity to London Dairy Farm are incompatible with agriculture and are not in conformity the Provincial Policy Statement.	Minimum distance separation (MDS) was calculated using conservative estimates by Staff and figures provided by land owners. MDS was calculated to respect compatibility and provide separation. PPS policy 1.1.3.8 notes that expansions of "settlement areas" (i.e. the UGB) may only be permitted on prime agricultural areas where there are no reasonable alternatives that avoid prime agricultural land or are on lower priority lands. No alternatives are available for expansion of the UGB on lands of lower priority than prime agricultural area because the Urban Growth Boundary is surrounded by Canada Land Inventory Class 1, 2, and 3 soils. All of which are soil classes defined as "prime agricultural area".
Concerned that the proposed changes do not balance competing interests of urban and agricultural uses and does not assess the impact on agriculture or the agricultural component of the economy.	Balance between competing land uses and impacts on agricultural operations were part of the site evaluation criteria. For this reason Blocks VMP 4 and VMP 5 ranked lower on the evaluation and are not recommended for inclusion. Block VMP 6 is recommended for inclusion, but the westernmost portion of the Block is affected by the Minimum Distance Separation requirements. An extension of Veterans' Memorial Parkway south to Wilton Grove Road will include a road widening on this westernmost portion of Block VMP 6. As a result, it is anticipated that a prospective industrial developer would assemble lands on Block VMP 6 to incorporate lands outside of the MDS.
The recommended expansion appears to be scattered rather than one area. It also appears to make the area north of Bradley Avenue more disconnected by further introduction of future industrial uses.	The proposed UGB expansion is based upon the evaluation, including lot size/locations, contiguous expansion, and constraints like MDS, environmental features, and other current and projected land uses or conflict. The recommended UGB expansion (see Schedule 1) has been modified to respond to concerns regarding Bradley Avenue.
Suggested that Environmental Review (ER) designated lands brought into UGB be changed to Open Space (OS).	In accordance with Council resolution regarding the Environmental Review Lands Study, it is recommended that Staff report back regarding possible re-designation and rezoning of ER lands to OS.

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**RECOMMENDED UGB EXPANSION AND NEXT STEPS**

In order to strategically capitalize on potential economic development opportunities, meet market land demands and trends, fulfil the land development goals of the ILDS, create spin-offs and further the return on previous investments in successful Industrial Parks, and logically and contiguously expand the Urban Growth Boundary, infrastructure and services, the UGB expansion identified in Schedule 1, attached, is recommended. This expansion also incorporates landowner requested areas with the highest scores on the evaluation, and therefore represents the most strategic locations to take advantage of potential economic development and employment opportunities over the next five (5) years.

Feedback received since the June 17, 2014 meeting of the Planning and Environment Committee also indicated concern regarding the agricultural area north of Bradley Avenue that was not recommended for inclusion in the expanded Urban Growth Boundary. The area north of Bradley Avenue is projected for future Community Growth over the long-term, however the land needs assessment, which was completed in December 2013, could not support an Urban Growth Boundary expansion for Community Growth uses. In response to these concerns, the recommended expansion of Block VMP 2 has been reduced in size. This will lessen the impact on adjacent agricultural operations to the west and to the north of Bradley and south of the highway. The reduced size of Block VMP 2 permits the third highest ranking Block in the evaluation, VMP 14, to be included within the approximately 300 ha (net developable) expansion of the UGB.

Potential areas were reviewed against market information provided by the London Economic Development Corporation regarding recent market interest and trends, as seen through recent inquiries about the City and attractions to the City. The market has demonstrated significant interest in large sites, in greenfield locations and in areas adjacent to Highway 401. Most companies recently inquiring are comparing London to municipalities further east towards the GTA and "Greater Golden Horseshoe". As such, companies have shown strong interest in properties from the Highbury Avenue interchange eastward to the municipal limits.

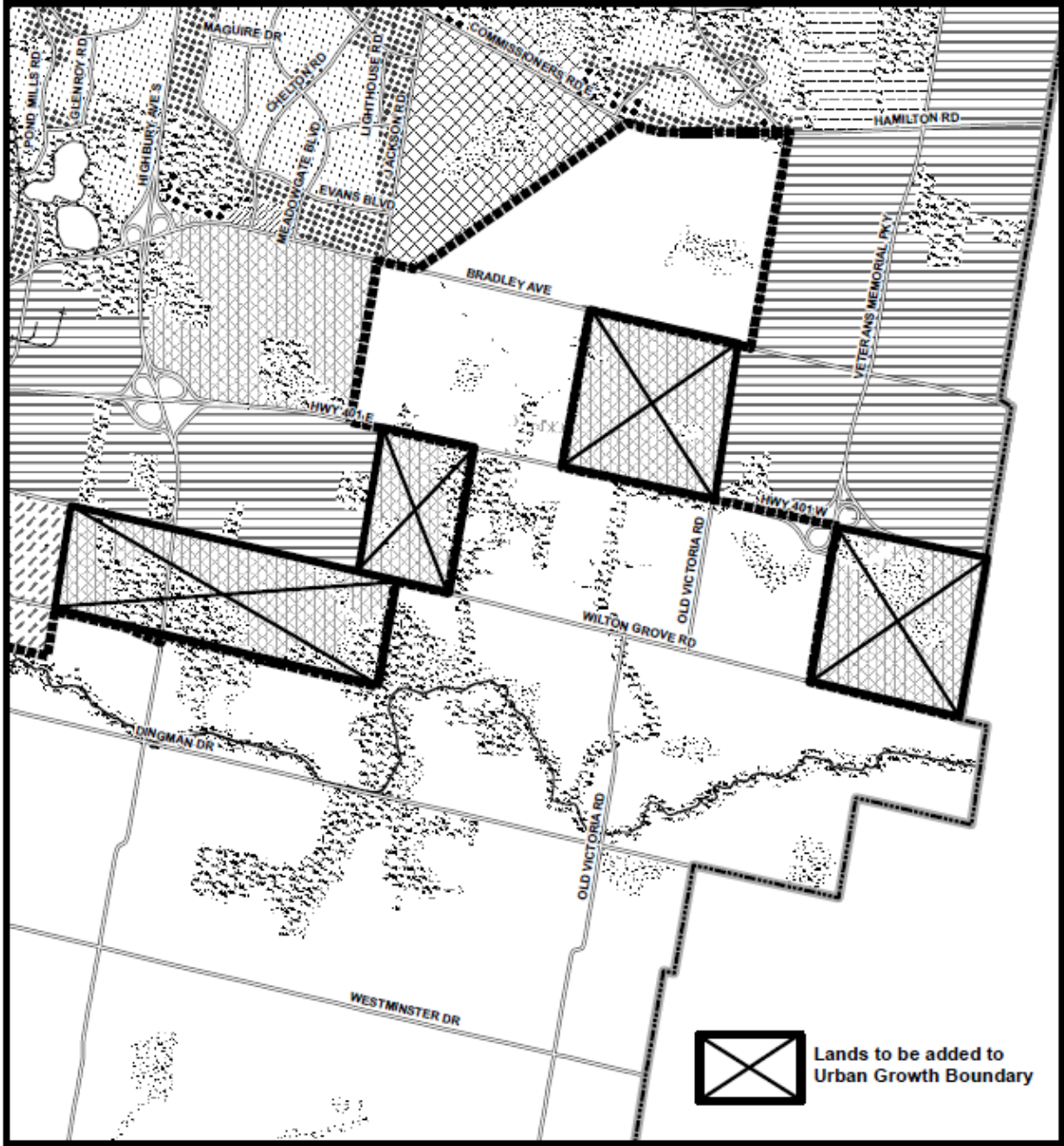
Furthermore, the City of London also has a supply of vacant industrial land that is larger than the projected land demand for the next twenty (20) years. Under the 2014 Provincial Policy Statement, the maximum amount of land that may be designated for "Industrial" land use is a twenty (20) years' supply. As such, the Urban Growth Boundary expansion is permitted based on the re-designation of Industrial lands to non-Industrial land uses through related area planning and land needs reviews. This redesignation of lands may also negate the need to amend the Urban Growth Boundary to add residential lands in the future. Through such re-designations, the total land area designated for Industrial uses stays the same as it was prior to the re-designations of the related planning studies. The total expansion permitted is therefore approximately 300 hectares.

This expansion maximizes Highway 401 frontage and exposure, extends and builds upon the Industrial Parks displaying sought-after attributes of the ILDS-targeted industrial sectors, including advanced manufacturing, Research, Development and Commercialization (R, D & C), agri-food processing, logistics and others. The proposed expansion of the UGB extends westward and southward from Innovation Park and southward and eastward from Forest City Industrial Park.

The City may review land needs, including vacant supply and projected demands, every five (5) years as part of an Official Plan update. The recommended expansion meets the land development needs of the ILDS, and will be reviewed at a future date for the potential for further expansions for future industrial development.

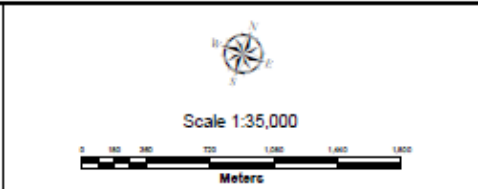


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Legend	
	Downtown
	Wonderland Road Community Enterprise Corridor
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

**CITY OF LONDON**  
Department of  
Planning and Development  
**OFFICIAL PLAN SCHEDULE A**  
- LANDUSE -  
PREPARED BY: Graphics and Information Services



FILE NUMBER: O-8014  
PLANNER: TM  
TECHNICIAN: MB  
DATE: 2014/09/08

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**File No. O-8014**  
**Planner: T. Macbeth**

The proposed change in land use designation, identified in Schedule 1, is a change to Schedule 'A' – Land Use of the Official Plan. The change is to expand the Urban Growth Boundary and to re-designate lands within the expanded boundary in Schedule 1 from "Agriculture" designation to "Urban Reserve – Industrial Growth" designation. Only the "Agriculture" designated lands are proposed for a change in land use. Environmental features, including those in "Open Space" and "Environmental Review" designations have been discounted from calculations for developable land areas and are not proposed for a change in land use. Appropriate studies will be required to determine buffers from environmental features. In order to ensure protection of the natural heritage system, ensure compatibility, and align with the Council adoption of the Environmental Review Lands Study on November 17, 2008, it is recommended that staff be directed to report back to Council regarding the potential re-designation of "Environmental Review" (ER) designated lands to "Open Space" (OS) designation and rezoning to the associated implementing zoning, for "ER"-designated lands included within the expanded Urban Growth Boundary.

Required minimum distance separation (MDS) from existing livestock operations will also be adhered to because the city's livestock agriculture operations are a vital employer and economic sector of rural London and the surrounding agricultural region of Southwest Ontario. The recommended lands to be added are not constrained by current agricultural operations. Staff have confirmed the MDS calculations. The map showing the MDS calculations is appended for reference.

The proposed expansion is consistent with the Provincial Policy Statement 2014 and the City's Official Plan. The proposed Amendment will implement the Council-approved Industrial Land Development Strategy (ILDS) and ensure that the City has an adequate supply of industrial land at the appropriate size and in the appropriate locations to meet its industrial land demand requirements.

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**File No. O-8014**  
**Planner: T. Macbeth**

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>TRAVIS MACBETH, MCIP, RPP PLANNER II, LONG RANGE PLANNING AND RESEARCH</b>	<b>GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

September 5, 2014  
TM/tm

Y:\Shared\policy\CITY INITIATED FILES\8014O - UGB Industrial\September 23 PEC\PEC September 23, 2014 – Industrial UGB and OPA Staff Report – File O-8014.docx



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**File No. O-8014**  
**Planner: T. Macbeth**

### Appendix "A"

Bill No.  
2014

By-law No. C.P.1284(\_\_\_\_) - \_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989, relating to Schedule 'A' – Land Use for the inclusion of lands within the Urban Growth Boundary and the change in use FROM "Agriculture" TO "Urban Reserve – Industrial Growth".

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. \_\_\_\_\_ to Schedule "A" – Land Use of the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act*, R.S.O. 1990, c.P.13.

PASSED in Open Council on September 30, 2014.

J. Baechler  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 30, 2014  
Second Reading – September 30, 2014  
Third Reading – September 30, 2014

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**File No. O-8014**  
**Planner: T. Macbeth**

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To amend Schedule “A” – Land Use of the Official Plan, attached as Schedule 1, to amend the Urban Growth Boundary to add approximately 300 hectares of additional land within the Urban Growth Boundary (UGB) for future industrial uses; and
2. To amend Schedule “A” – Land Use of the Official Plan, to change the designation of the subject lands identified for inclusion in the UGB as amended by clause 1) above **FROM** “Agriculture” designation **TO** “Urban Reserve-Industrial Growth” designation, as identified in Schedule 1.

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to land located north and south of Highway 401 near the Veterans’ Memorial Parkway and lands south and east of the “Forest City Industrial Park”, including lands south of Wilton Grove Road and east of the Highbury Avenue interchange and south of Highway 401 east of Cheese Factory Road, as identified in Schedule 1.

**C. BASIS OF THE AMENDMENT**

Based on a comprehensive review, including an assessment of industrial land supply, projected land need, and Official Plan amendments that have re-designated industrial lands to other land uses, an expansion of the Urban Growth Boundary (UGB) by approximately 300 hectares to accommodate future industrial growth is warranted. Proposed locations for expansion of the UGB to accommodate future industrial development are based on an evaluation of criteria that includes, but is not limited to, parcel sizes, locations, servicing, environmental and other constraints as well as market demands from target industrial sectors.

**D. THE AMENDMENT**

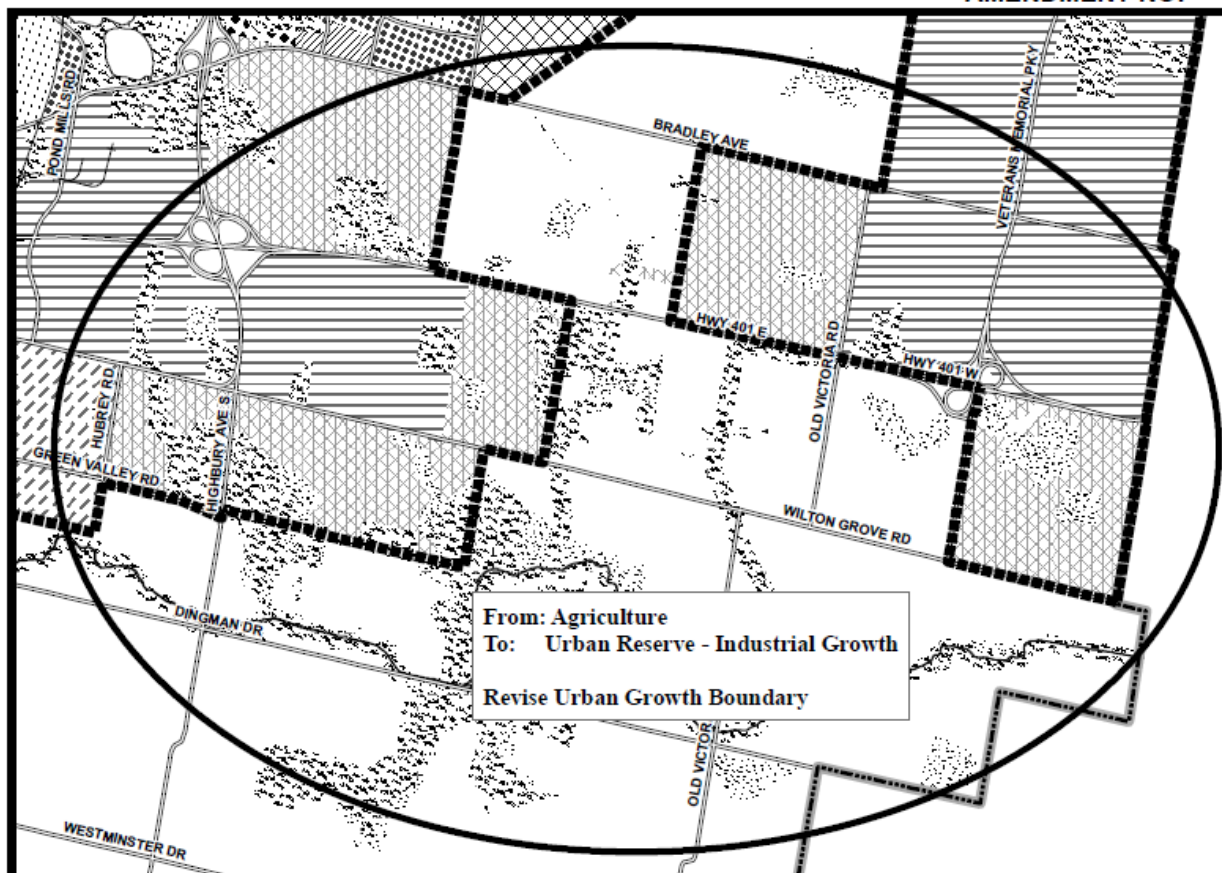
The Official Plan for the City of London is hereby amended as follows:

1. Schedule “A” - Land Use, to the Official Plan for the City of London Planning Area is amended by adding approximately 300 hectares of additional lands within the Urban Growth Boundary (UGB) for future industrial uses, as identified in attached Schedule 1; and
2. Schedule “A” - Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands identified for inclusion in the Urban Growth Boundary in clause 1), above, located north and south of Highway 401 near the Veterans’ Memorial Parkway and lands south and east of the “Forest City Industrial Park”, including lands south of Wilton Grove Road and east of the Highbury Avenue interchange and south of Highway 401 east of Cheese Factory Road in the City of London, as indicated on “Schedule 1” attached hereto, from “Agriculture” designation to “Urban Reserve – Industrial Growth” designation.

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File No. O-8014  
Planner: T. Macbeth

AMENDMENT NO:



From: Agriculture  
To: Urban Reserve - Industrial Growth  
Revise Urban Growth Boundary

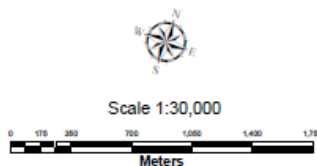
**Legend**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li> Downtown</li> <li> Enclosed Regional Commercial Node</li> <li> New Format Regional Commercial Node</li> <li> Community Commercial Node</li> <li> Neighbourhood Commercial Node</li> <li> Main Street Commercial Corridor</li> <li> Auto-Oriented Commercial Corridor</li> <li> Multi-Family, High Density Residential</li> <li> Multi-Family, Medium Density Residential</li> <li> Low Density Residential</li> <li> Office Area</li> <li> Office/Residential</li> </ul> | <ul style="list-style-type: none"> <li> Office Business Park</li> <li> General Industrial</li> <li> Light Industrial</li> <li> Regional Facility</li> <li> Community Facility</li> <li> Open Space</li> <li> Urban Reserve - Community Growth</li> <li> Urban Reserve - Industrial Growth</li> <li> Rural Settlement</li> <li> Environmental Review</li> <li> Agriculture</li> <li> Urban Growth Boundary</li> </ul> |
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This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
TO  
OFFICIAL PLAN**  
AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



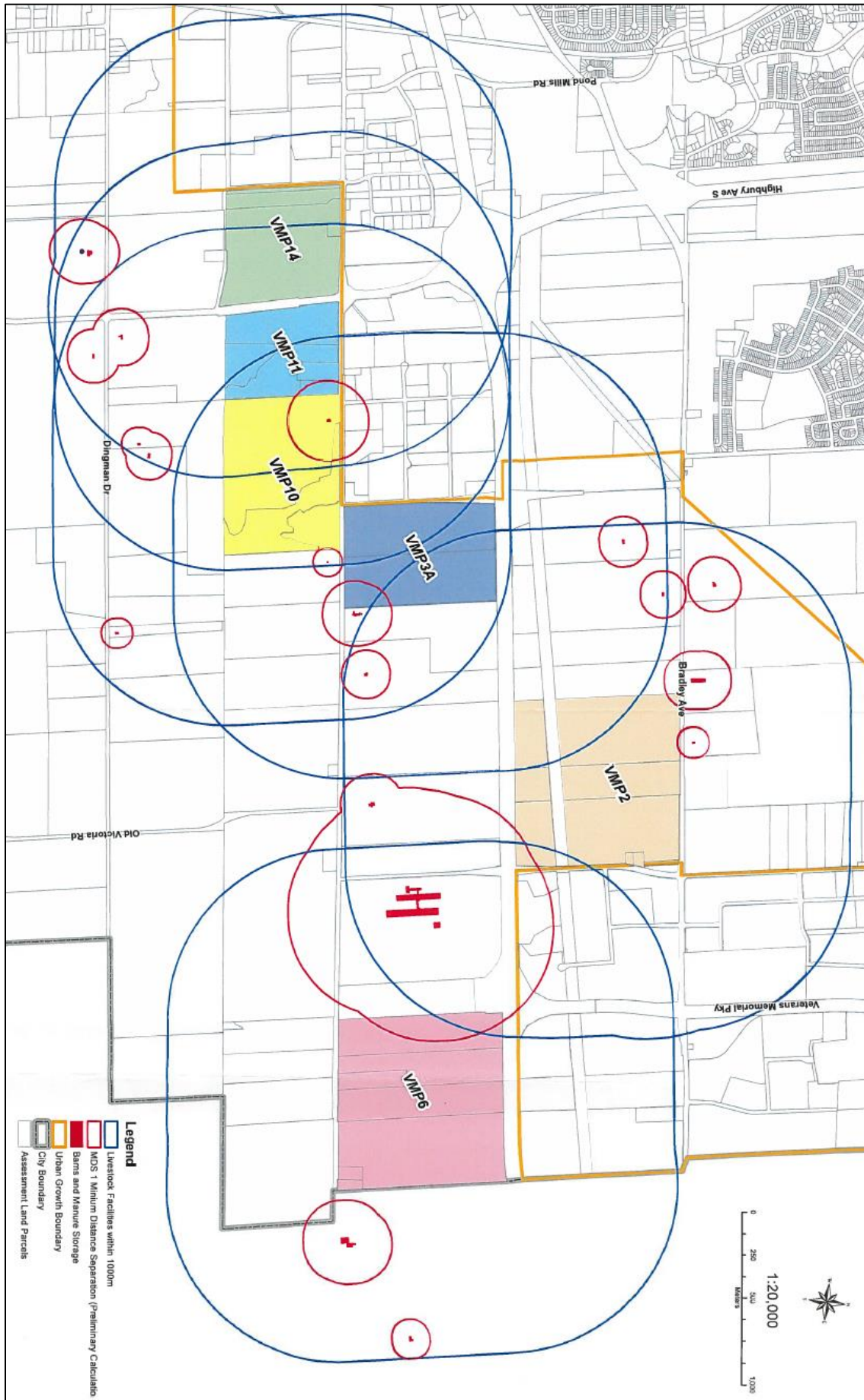
FILE NUMBER: O-8014  
PLANNER: TM  
TECHNICIAN: MB  
DATE: 2014/08/18





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Appendix 'C': MDS Calculation



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**Planner: T. Macbeth**

**Appendix ‘D’: Bibliography**

**Reference Documents:**

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, 2014.

Ontario. Ministry of Agriculture, Food and Rural Affairs. *Minimum Distance Separation (MDS) Formulae – Publication 707*.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

City of London. *Industrial Lands Study*. November, 2012.

City of London. *2014 Industrial Land Development Strategy: An Investment in our Future*. March, 2014.

**Agency Correspondence (Other correspondents identified in Appendix ‘E’)**

Dalrymple, D. London Hydro. Letter to T. Macbeth, March 22, 2013.

McClure, K. MMAH. Letter to T. Macbeth. April 22, 2013.

Vanderwerff, D. County of Middlesex, various emails March 2013 to present.

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**Appendix 'E': Responses to Public Liaisons and Public Meetings**

<u>Name</u>	<u>Address</u>
William Hill	2168 Bradley Ave London ON N6M 1E6
John Hewitt	1857 Fanshawe Park Road West London, ON N6H 5L3
M.I.T. Group Inc. c/o George Gilvesy	145143 Potters Road Tillsonburg ON N4G 4G7
David Mihlik Spriet Associates	155 York Street London ON N6A 1A8
W. Scott McLaren	3050 Trafalgar St London ON N6M 1G9
Suzanne McLaren & Betty Jean O'Reilly	416-279 Horton St London ON N6B 1L3
Sandy Levin	59 Longbow Road London ON N6G 1Y5
Shmuel Farhi	484 Richmond St, Suite 200 London ON N6A 3E6
Bob & Sandra Neubauer	250 Crumlin Side Road London ON N6M 1H5
Corlon Properties Inc. Attention: David Schmidt	379 Sunningdale Road West London ON N6G 5B9
Paul Hinde	598 Upper Queen Street London ON N6C 3T9
Karen Baker	1577 Wilton Grove Road, London Ontario N6N 1M3
Betty Jean O'Reilly	66 Rollingwood Circle London ON N6G 1P7
Suzanne McLaren	18 Farm Manor Court London ON N6H 4J3
Patton Cormier Associates	1512-140 Fullarton St London ON N6A 5P2
Sean P. Ford Dancor Construction Development	15825 Robin's Hill Road, Unit 1 London ON N5V 0A5
Ali Jomaa	329 Cornelius Court London ON N6G 0E5
Walt Spivak	3334 Wonderland Road South London ON N6L 1A6
Jug Manocha, Simran Manocha and Ken Patpatia c/o Jug Manocha	6-971 Commissioners Rd. E. London ON N5Z 3H9
Alex E. Sumner Revel Development Corporation	170 Victoria St. S. Kitchener ON N2G 2B9
Sandra and Bob Neubauer	250 Crumlin Sideroad London ON N6M 1H5
Betty Jean O'Reilly	66 Rollingwood Circle London ON N6G 1P7
William Scott McLaren and Linda McLaren	3050 Trafalgar Street London ON N6M 1G9
Rod Morely	1291 Rideau Gate London ON N5X 1W8

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<u>Name</u>	<u>Address</u>
Suzanne McLaren	18 Farm Manor Court London ON N6H 4J3
Gary Brown	35A – 59 Ridout Street South London ON N6C 3W9
Joseph Plutino and Jim Uram Mainline Planning Services	P.O. Box 319 Kleinburg ON L0J 1C0
Jaymie Crook	1766 Wilton Grove Road London ON N6N 1M8
Tom Grieve	1874 Wilton Grove Road London ON N6N 1M8
Barbara Langtvet	1641 Byron Baseline Road London ON N6K 4G6
Stan Topilko	4563 White Oak Road London ON N6E 3Y9
Jack and Teresa Van Nes	RR2 Stratford ON N5A 6S3
MHBC Consultants	202-630 Colborne Street London ON N6B 2V2
Roy Hanson	No address provided.
Robert Sexsmith	No address provided.
Melba Woods	No address provided.
Alice Brown	4594 White Oak Road London ON N6E 3Z1
William and Christina Brown	2656 Manning Drive London ON N6N 1K2
Brad McLellan	4759 Wellington Road South London ON
Monteith Brown Planning	610 Princess Avenue London ON N6B 2B9
Richard and Patricia Laidlaw	1397 Wilton Grove Rd., London ON N6N 1N8
Mark and Carol Crinklaw	6295 Westminster Drive London ON N6P 1N5
Randy Fisher CBRE Limited	150 Dufferin Avenue, Suite 602 London ON N6A 5N6
Drew Jolliffe	2342 Trafalgar Street London ON N5V 4Z6
Gus Rahim	427 Exeter Road London, ON N6E 2Z3
Joe Liberatore	525 Exeter Road London ON N6E 2Z3
David Bender	453 Exeter Road London ON
Larry Holmes	540 Wharnccliffe Road South London, ON N6J 2N4
Terry O’Grady	1401 Hastings Crescent SE Calgary, AB T2G 4C8
Robert B. Statton	52 Hayden Street Toronto, ON M4Y 1V8
Velma Werkmeister	447 Exeter Road London, ON
Barry R. Card	568 Ridgewood Crescent



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**Planner: T. Macbeth**

<u>Name</u>	<u>Address</u>
	London, ON N6J 3J2
Karen Auzins	3207 Woodhull Road London ON N6K 4S4
Tommy and Norine Faulkner	3700 Old Victoria Road London, ON N6N 1R2
John Vos	330-A1 Trillium Drive Kitchener, ON N2E 3J2
Ed Perl	184 Borden Avenue Belmont, ON N0L 1B0
Margaret Brewer	1996 Bradley Avenue London, ON

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**File No. O-8014**  
**Planner: T. Macbeth**

**Appendix “F”: Report to Planning and Environment Committee, June 17, 2014**