

# LAND DEVELOPMENT IN LONDON

Presentation to TFAC



- ▶ Respond to changes in population
- ▶ London's population growth averages 0.9% per year
- ▶ 3000 – 3500 more people in London every year (60,000+ in 20 years)
- ▶ Demand for new residential, commercial, retail, office, industrial, recreational, institutional land uses
- ▶ Developer identifies market need, potential property purchase
- ▶ Preliminary site assessment (archaeological, geotechnical, engineering, planning etc.)

## WHAT DO DEVELOPERS DO?

ASSESS MARKET DEMANDS – DUE DILIGENCE

- ▶ Provincial Planning Act
- ▶ Provincial Policy Statement
- ▶ Population Projections over 20+ year period
- ▶ Official Plan (OP) – guides development over next 20 years, and needs to plan for population growth accordingly
- ▶ The OP determines locations and areas for various land uses/place-types – where you can and cannot develop
- ▶ Growth Management Implementation Strategy (GMIS)

## RELEVANT DOCUMENTS

- ▶ Applications (OPA, ZBA, Draft Plan, Site Plan)
- ▶ Approval (or not!, or appeal)
- ▶ This can take less than a year for a small simple project, or multiple years for larger tracts of lands
- ▶ Complete detailed engineering (grading, sewer, watermain, roads)
- ▶ Surveying – calculated plan, land titles applications
- ▶ Utility designs (hydro, gas, telecommunications)
- ▶ Request subdivision/site plan/condo agreement
- ▶ Final approval/registration of plan of subdivision/condo plan

# LAND DEVELOPMENT PROCESS

## PLANNING PROCESS

- ▶ Official Plan
- ▶ Zoning By-Law
- ▶ Engineering Standards
- ▶ Urban Design Guidelines
- ▶ Park Dedication By-Law

## RELEVANT DOCUMENTS

- ▶ Construction commences – sewer, watermain, roads
- ▶ Install utilities
- ▶ Obtain “Conditional Acceptance” – Building permits available
- ▶ Building commences (2+ years)
- ▶ Assumption of development by city after extensive inspection process after 80%+ buildings built
- ▶ One year warranty process, typically after 98% buildings built
- ▶ Done! Depending on scale, process takes 3 – 10+ years.

# LAND DEVELOPMENT PROCESS

## CONSTRUCTION

- ▶ Long term infrastructure planning to accommodate growth
- ▶ 20 year plan, looks at pollution control plant capacity, sewers, storm water management, water distribution, roads, soft services
- ▶ Development Charges (DC's) are calculated according to GMIS and population projections
- ▶ DC's fund growth related infrastructure expansions
- ▶ Your development may not proceed unless services are at your doorstep!

## GMIS – WHAT IS IT?

- ▶ London Development Institute (LDI)
- ▶ London Home Builders Association (LHBA)
- ▶ London District Heavy Construction Association (LDHCA)
- ▶ London Area Planning Consultants (LAPC)
- ▶ London St. Thomas Association of Realtors (LSTAR)
- ▶ Professional Engineers Ontario (PEO)
- ▶ Labourers' Int'l Union of North America (LIUNA) Local 1059
- ▶ Ontario Professional Planners Institute (OPPI)

## DEVELOPMENT RELATED ORGANIZATIONS

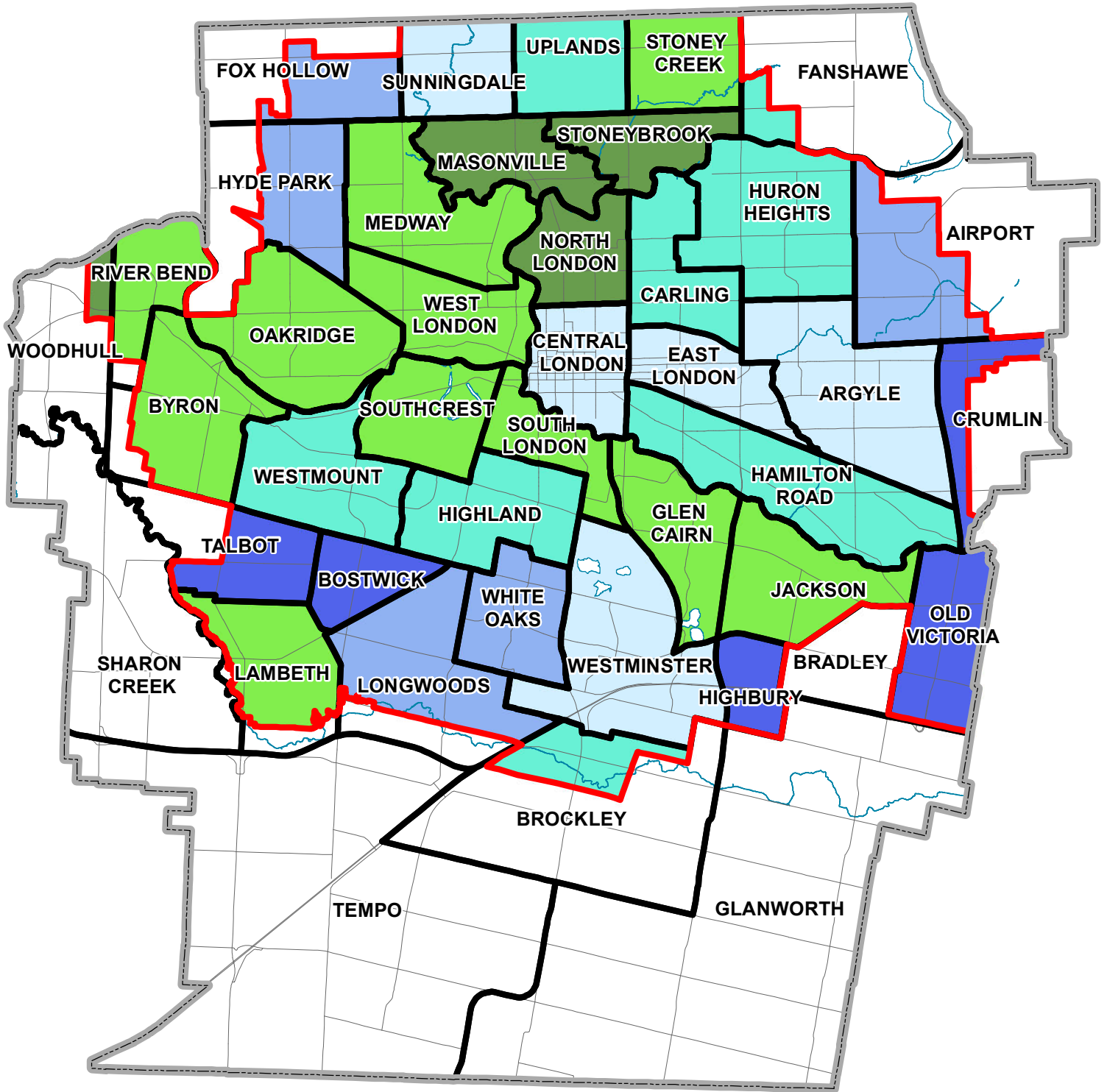


▶ Questions?















# City of London LEAF COVER BY PLANNING DISTRICT



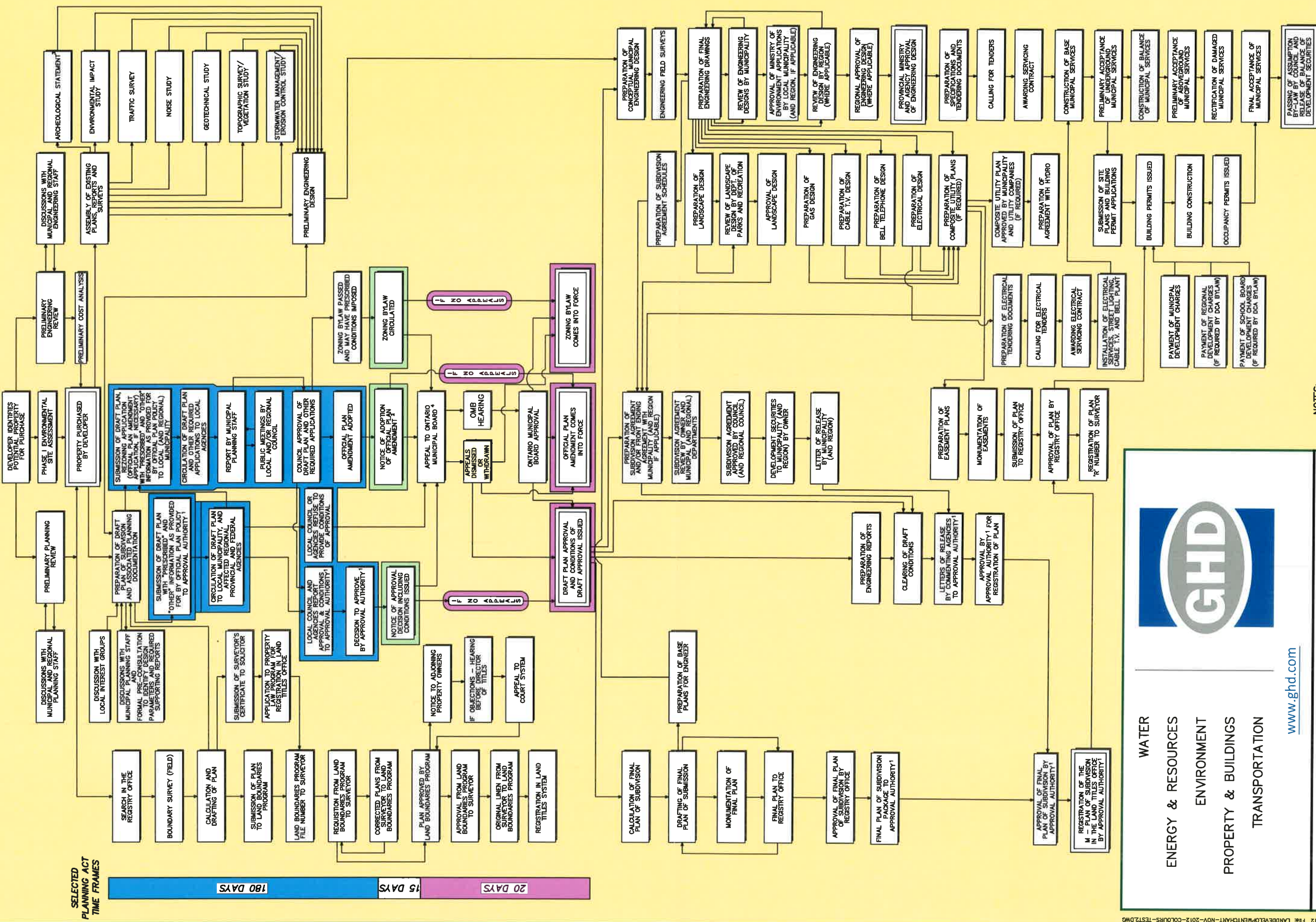
## Legend

- |   |              |   |                              |
|---|--------------|---|------------------------------|
|  | No Data      |  | Planning District Boundaries |
|  | 10% to 15%   |  | Urban Growth Boundary        |
|  | 15.1% to 20% |  | City Boundary                |
|  | 20.1% to 25% |   |                              |
|  | 25.1% to 30% |   |                              |
|  | 30.1% to 35% |   |                              |
|  | 35.1% to 44% |   |                              |



# © LAND DEVELOPMENT PROCESS

## GENERALIZED FLOW CHART



SELECTED  
PLANNING ACT  
TIME FRAMES

180 DAYS (blue bar)  
15 DAYS (green bar)  
20 DAYS (purple bar)

NOTES:  
 ① APPROVAL AUTHORITY MAY BE THE LOCAL MUNICIPALITY, REGION, COUNTY OR MINISTRY OF MUNICIPAL AFFAIRS DEPENDING ON THE TYPE OF APPROVAL AND THE STATUS OF DELEGATED AUTHORITY.  
 ② ASSUMES THE OFFICIAL PLAN AMENDMENT IS EXEMPT FROM APPROVAL. IF THE OFFICIAL PLAN AMENDMENT IS NOT EXEMPT FROM APPROVAL, IT MUST BE FORWARDED TO THE APPROVAL AUTHORITY WHICH HAS 180 DAYS TO GIVE NOTICE OF ITS DECISION.  
 ③ ARCHEOLOGICAL STUDY IS REQUIRED IF THE SITE HAS KNOWN ARCHEOLOGICAL RESOURCES OR POTENTIAL FOR SAME.  
 ④ NO APPEALS ALLOWED FOR REFUSAL TO ALTER SETTLEMENT BOUNDARIES OR FOR REFUSAL TO REMOVE LAND FROM "AREA OF EMPLOYMENT".

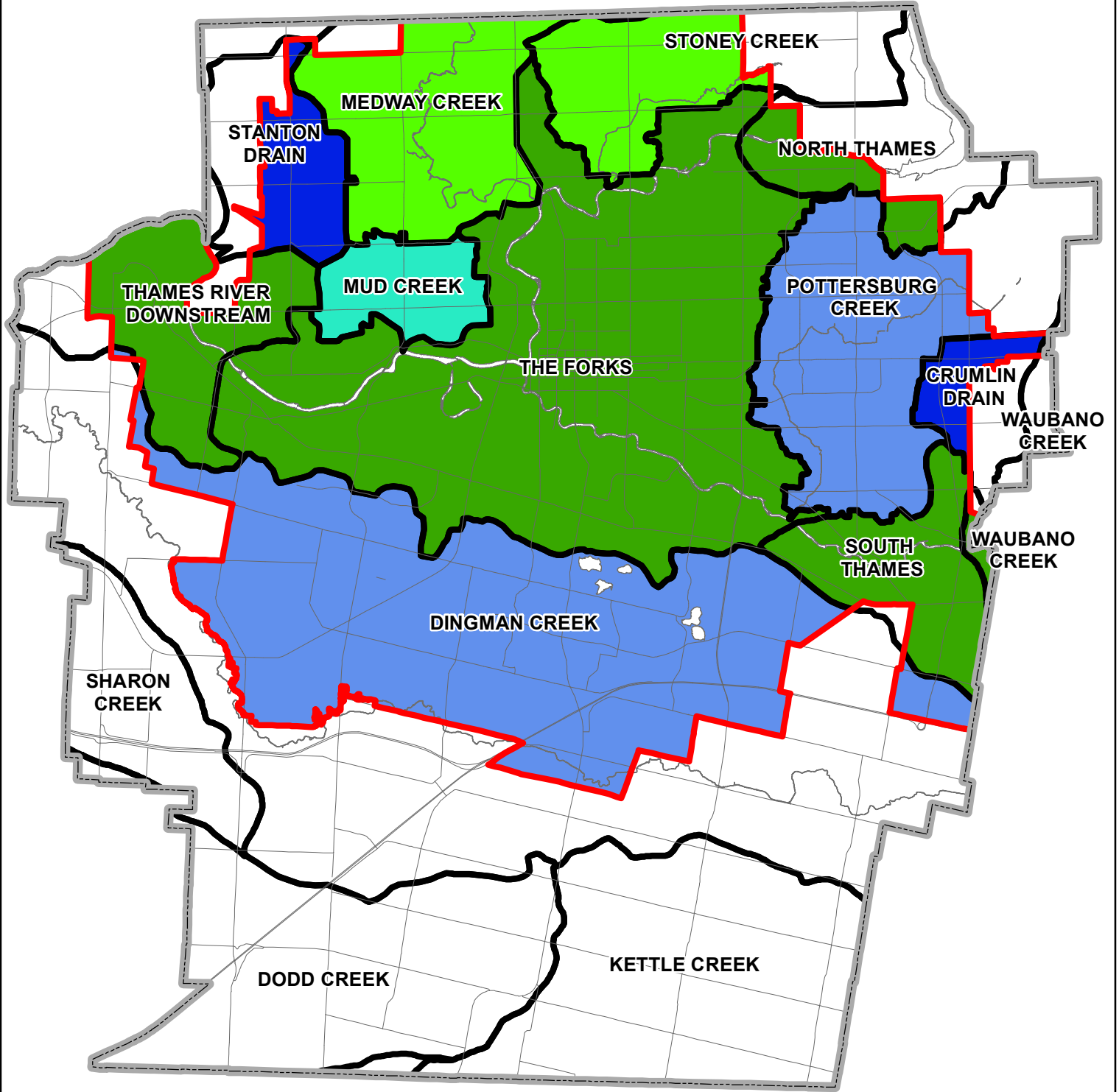


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6705 Millcreek Drive, Unit 1 Mississauga, Ontario L5N 5M4 Telephone: (905) 213-7121 Fax: (905) 890-8489	110 Scotia Court, Unit 41 Whitby, Ontario L1N 8Y7 Telephone: (905) 432-7878 Toronto Line: (905) 686-6402 Fax: (905) 432-7877	11 Alletate Parkway Suite 310 Markham, ON L3R 9T8 Telephone: (905) 752-4300 Fax: (905) 752-4301

# City of London LEAF COVER BY SUBWATERSHED



## Legend

- |   |                |   |                         |
|---|----------------|---|-------------------------|
|  | No Data        |  | Subwatershed Boundaries |
|  | 14% to 20%     |  | Urban Growth Boundary   |
|  | 20.1% to 25%   |  | City Boundary           |
|  | 25.1% to 27.5% |   |                         |
|  | 27.6% to 30%   |   |                         |
|  | 30.1% to 35%   |   |                         |



Many organizations are involved in the construction of new homes in Ontario. Each one has specific roles and responsibilities, which are outlined below.



### Provincial Government

- Has ultimate jurisdiction.
- Under the Canadian constitution, provinces take responsibility for “property and civil rights,” which includes the ability to legislate for land use planning, the Ontario Building Code, the Condominium Act and any other legislation affecting residential dwellings.  
[www.ontario.ca/ontario-government](http://www.ontario.ca/ontario-government)



### Ministry of Municipal Affairs and Housing

- Administers the Building Code Act and the Ontario Building Code, which govern the construction of new buildings and the renovation of existing buildings.
- Works with municipal partners and community stakeholders to develop policies and standards that promote and support local governments to plan, manage and invest in their communities’ futures; strengthen Ontario communities by promoting a housing market that serves the full range of housing needs; protects tenants and encourages private sector building; and addresses building safety, including structural soundness, occupant safety and energy efficiency.  
[www.mah.gov.on.ca](http://www.mah.gov.on.ca)



### Municipalities

- Appoint building inspectors who are responsible for inspecting new home construction and determining compliance with the Ontario Building Code, such as standards for foundations, framing, insulation and heating and ventilation systems.
- Appoint By-Law Enforcement Officers who are responsible for compliance with zoning and other by-laws.
- Enter into subdivision agreements and site plan agreements which deal with issues of servicing for new homes and grading issues.  
[www.mah.gov.on.ca](http://www.mah.gov.on.ca)



### Ministry of Labour

- Through a range of specialized associations, agencies, boards and commissions, advances safe, fair and harmonious workplace practices.
- Sets, communicates and enforces workplace standards in the areas of occupational health and safety, employment rights and responsibilities, and labour relations.
- Develops, coordinates and implements strategies to prevent workplace injuries and illnesses and sets standards for health and safety training.  
[www.labour.gov.on.ca](http://www.labour.gov.on.ca)

## ONTARIO’S NEW HOME BUILDING INDUSTRY:

# WHO DOES WHAT?



### Canadian Standards Association

- Provides consumer product evaluation and education and training services.
- Tests and certifies a wide variety of products used in new home construction including electrical, mechanical, heating and cooling, lighting, and plumbing and certifies the energy efficiency requirements for electrical products.  
[shop.csa.ca](http://shop.csa.ca)



### Electrical Safety Authority

- Enforces the Ontario Electrical Safety Code that regulates the safe use of electricity and equipment.
- Licenses electrical contractors and master electricians and appoints inspectors who ensure electrical safety in homes as well as commercial and industrial installations.  
[www.esasafe.com](http://www.esasafe.com)



### The Law Society of Upper Canada

- Licenses and regulates Ontario’s lawyers and paralegals. Lawyers provide critical advice and support for the purchase of new homes.
- Governs Ontario’s lawyers and paralegals in the public interest by ensuring that the people of Ontario are served by lawyers and paralegals who meet high standards of learning, competence and professional conduct.  
[www.lsuc.on.ca](http://www.lsuc.on.ca)



### Real Estate Council of Ontario

- Administers the Real Estate and Business Brokers Act and associated regulations designed to protect the public interest and enhance consumer confidence in the real estate profession.
- Enforces standards required to obtain and maintain registration as a brokerage, broker or salesperson and addresses inquiries, concerns and complaints about the conduct of registrants and takes appropriate action to protect the public interest.  
[reco.on.ca](http://reco.on.ca)



### Tarion Warranty Corporation

- Administers the New Home Warranty Plan, which deems newly constructed homes to have certain warranties given by the vendor /builder and backstopped by Tarion if the builder defaults..
- Licenses new home vendors and builders based upon financial wherewithal, technical competence and honesty and integrity.
- Provides information and educational materials to both homeowners and builders regarding the construction, and purchase and sale of new homes.
- Provides communication, facilitation and conciliation services in connection with warranty claims resolution.  
[tarion.com](http://tarion.com)



### Workplace Safety and Insurance Board

- Provides no-fault compensation for Ontario workplaces covered under the Workplace Safety and Insurance Act.
- Registers contractors/subcontractors and provides them with a clearance number to indicate that they are in good standing.  
[wsib.on.ca](http://wsib.on.ca)

This infographic has been prepared by:





**“Sprawl” a Misunderstood Term**  
**LDI Presentation Boards, OPPI Conference**  
**London Convention Centre**  
**September 18– 19, 2013**

**“It’s a Sprawl World After All”, Board #1**

**Common characteristics of Sprawl:**

- ✓ lacks defined urban edge; unlimited growth on large “estate” lots; lack of comprehensive servicing (transportation, sewage, water, soft services) strategies; entirely auto dependent. The 60 miles between Flint and Detroit is a prime example. These items are clearly illustrated on **Board #1**, where “ribbon” style development on existing roads, and estate lot subdivisions have lead to fragmented farm lands, a disjointed development pattern, and extremely low population density. These areas are often referred to as “exurbia”.

**End of Sprawl 1961, London, On, Board #2**

- ✓ Pre 1961 annexation, many “subdivisions” were allowed to be developed outside of London by the adjacent townships, resulting in a leap-frog nature of development. This is clearly illustrated on the 1961 map of London on **Board #2**. While these developments could have been considered “exurbian” in nature at their inception, they became well connected to London after annexation provided direction and control over future developments, and essentially became suburban in nature. Interestingly, today many of these areas are considered to be desirable established “urban” neighbourhoods in London.
- ✓ One generation’s sprawl is a future generation’s cherished neighbourhood. At one time Old South and Old North were the sprawl of their day adjacent to the City of London!

**Planned Urban Growth, London, On, Board #3**

- ✓ The 1961 annexation encompassed all of these areas including the pollution control plants. Development outside of the new city boundary largely stopped, and London filled in the gaps by controlling and directing growth accordingly to make best use of existing land, infrastructure and services. This is clearly shown on **Board #3**, particularly when looking at the 1999 aerial photograph.
- ✓ Further application of development control was enforced by Vision '96, and the creation of the Urban Growth Boundary (UGB) to direct growth for the next 20 year planning horizon. The 2012 aerial photograph on **Board #3** illustrates this fact. Development has crept closer to the UGB, maintaining a well defined rural/suburban dividing line. Now with the inception of the Growth Management Implementation Strategy (GMIS), London has a clear road map for future development, as infrastructure improvements and expansions required for growth are both identified in terms of location and timing.
- ✓ The UGB has largely been consistent since then, and growth has stayed within that boundary. Logical extension of services to new areas avoids “leap-frogging”.
- ✓ Infill and intensification rates of 38% in recent years have had positive impacts, with over 4000 new people living in the downtown core. Residential Development Charge exemptions in the core and Old East Village have prompted large scale investments in these areas.

**LONDON – A Well Planned, Growing Community**





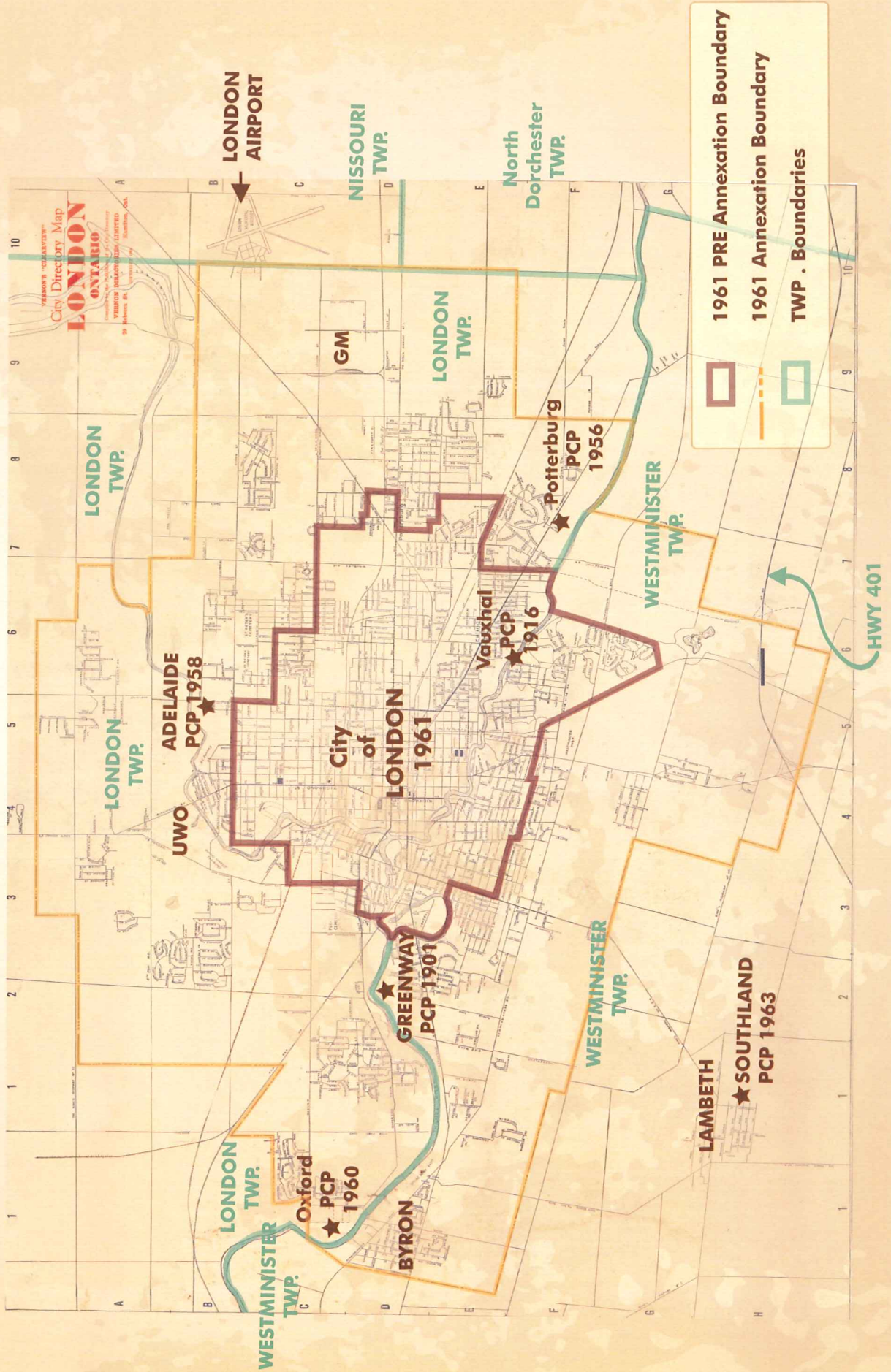
# END OF SPRAWL 1961

## LONDON, ONTARIO



### LONDON DEVELOPMENT INSTITUTE

... is a key contributor to London's growth and vitality. Development helps shape and grow our city as our population increases. We recognize the importance of sustainable development to ensure future generations are not saddled with the economic and environmental burden of sprawl.







## LONDON DEVELOPMENT INSTITUTE

... is a key contributor to London's growth and vitality. Development helps shape and grow our city as our population increases. In the "Forest City" we recognize The Urban Forest as an integral part of our community.

# Evolution of the Urban Forest By Annexation Area

### MEDWAY

30.1 -35%  
41 years



1967

1998



### UPLANDS

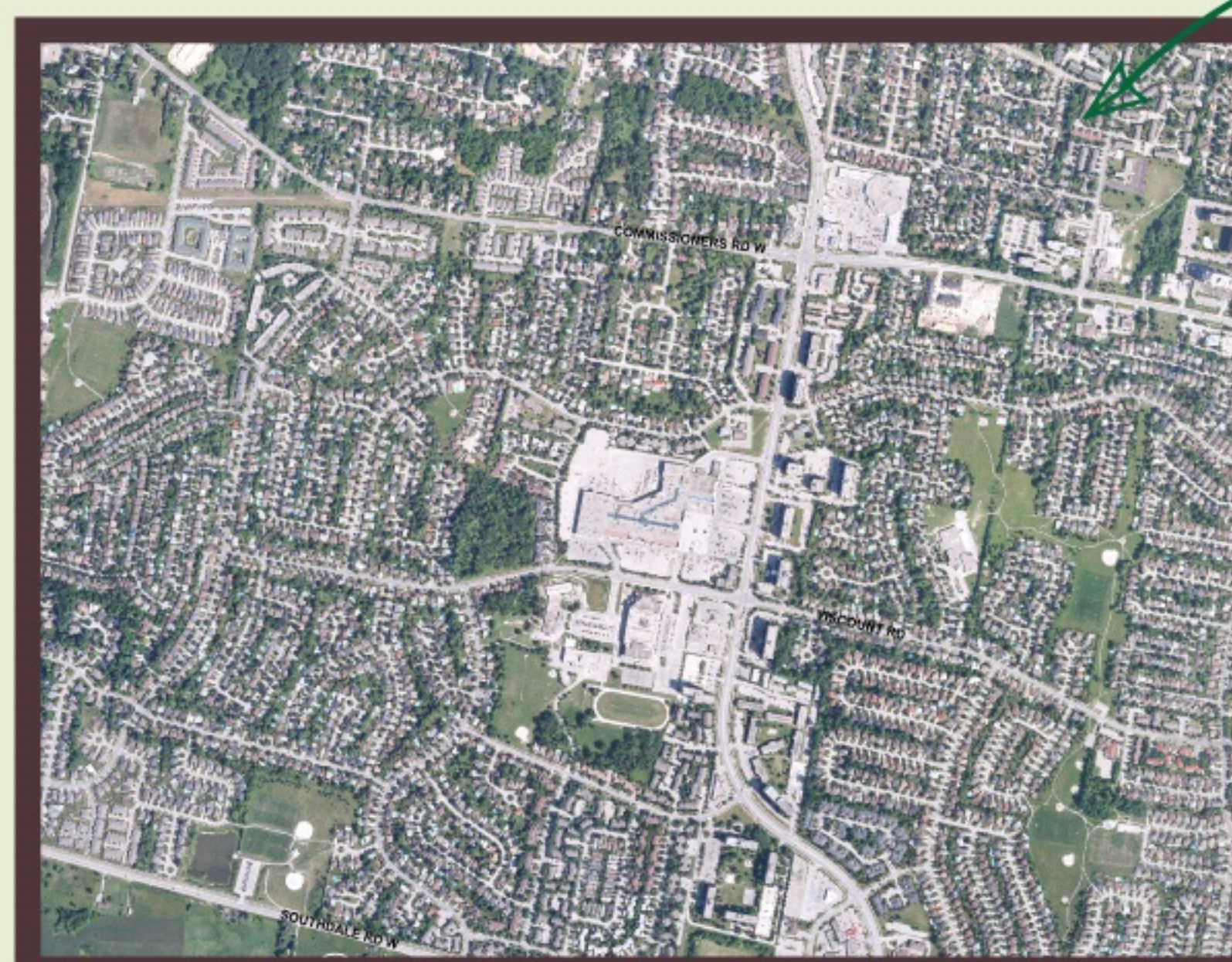
25-30%  
13 Years  
2011



2008



2008



### WESTMOUNT

25.16 -30%  
34 years

1974

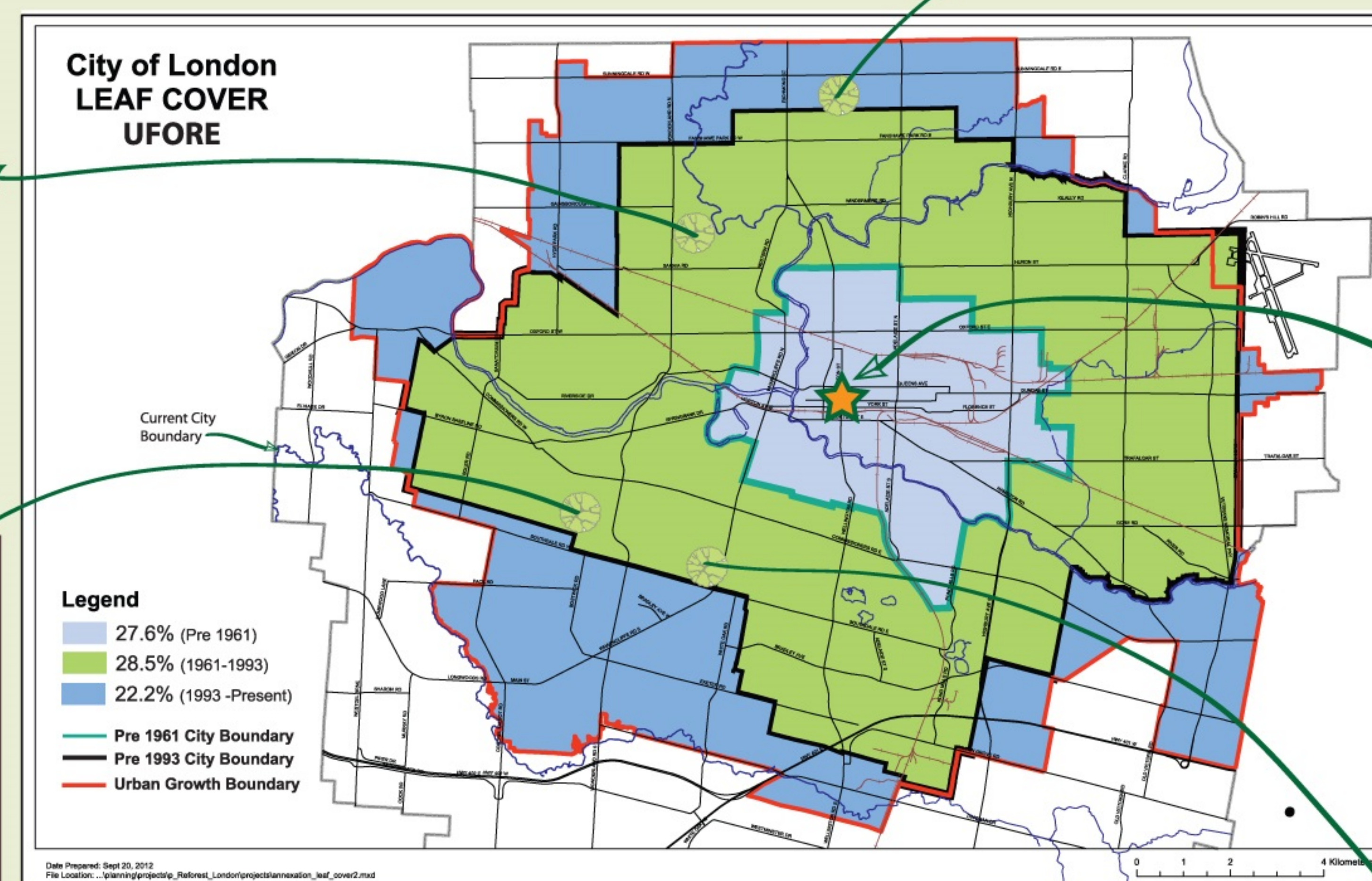


1967

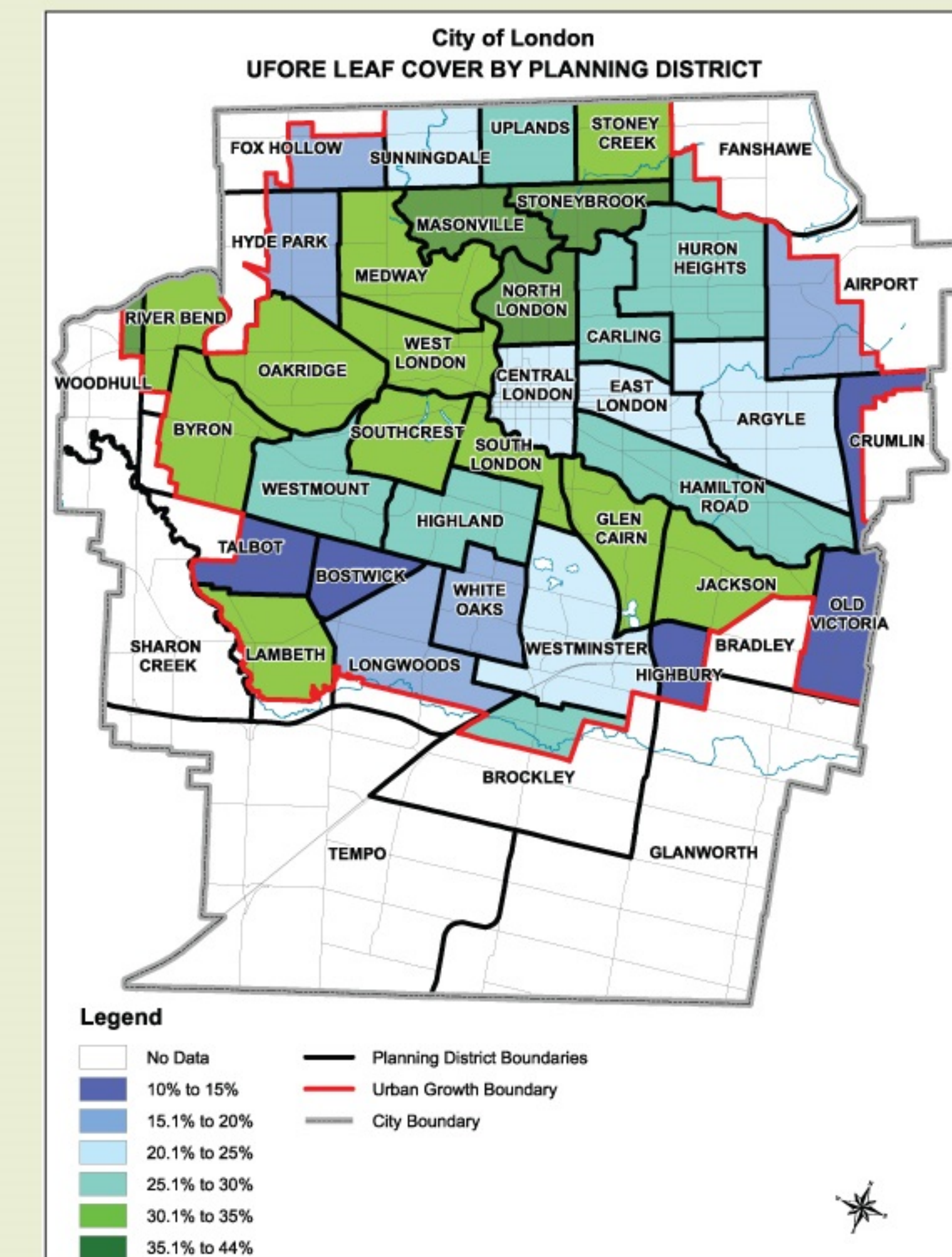
### HIGHLAND

45 Years  
25.1 -30%

2008



You are Here!



## City of London - UFORE Study 2012

- 24.7%** Estimated leaf cover for London's Urban area
- 27.0%** Proportion of leaf cover for low density residential land use
- 55.4%** Proportion of leaf cover for natural / park land use

"... Low density residential and natural areas / parks are better suited to growing trees than others."

Thanks to :  
Sara Rowland, Urban Forestry Planner, Cof L.  
Mark Boulger, GIS Data Technician, Cof L.  
Cheryl Koteles, Planning Technologist, Cof L.

London's Urban Forest continues to grow and develop in concert with the expansion of our built environment