

**INDUSTRIAL LAND STRATEGY UPDATE
P. YEOMAN**

TO:	CHAIR AND MEMBERS STRATEGIC PRIORITIES AND POLICY COMMITTEE MEETING ON MONDAY, MARCH 19, 2012
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	STATUS OF 2011 INDUSTRIAL LAND DEVELOPMENT STRATEGY UPDATE

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner with the concurrence of the (Acting) Executive Director, Planning, Environmental and Engineering Services, the following report regarding the status of recommendations arising from the 2011 Industrial Lands Development Strategy Update **BE RECEIVED** for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Investment and Economic Prosperity Committee, "Developing a Strategic Investment and Economic Prosperity Plan", January 23, 2012

Finance and Administration Committee, "Industrial Land Purchase Strategy – Confidential", November 16, 2011

Committee of the Whole, "Industrial Land Development Strategy Update (Presentation)", September 20, 2011

Board of Control, "Industrial Land Development Strategy: Annual Monitoring and Pricing Report, City of London", February 11, 2009

PURPOSE

This report provides the members of the Strategic Priorities and Policy Committee with an update of actions taken to implement the recommendations arising from the Industrial Land Development Strategy Update as presented to the Committee of the Whole on September 20, 2011.

**RECOMMENDATIONS OF THE INDUSTRIAL LAND
DEVELOPMENT STRATEGY UPDATE**

Twenty-one recommendations were contained in the Industrial Lands Development Strategy Update related to planning policies, industrial land inventory, land acquisition, marketing of industrial lands, industrial land servicing, and the future coordination and facilitation of industrial lands development. The following table provides a summary of the recommendations, the actions that have been taken since the September 20, 2011 report, and expected completion of industrial-related initiatives arising from the recommendations.

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Recommendation	Divisional Lead	Status	Expected Completion
1. Identify in the Official Plan an area of long-term economic development interest.	Planning	Rob Panzer, author of the ILDS Update, has been retained as a consultant to conduct an Industrial Lands Review, including a background study and Official Plan amendments to implement the study's findings. An area (or areas) of long-term economic development interest will be identified through the Industrial Lands background study, and identified in the Official Plan.	Summer 2012
2. Revise the economic development goals, objectives and strategies in the Official Plan to more closely align with Council's current strategic priorities and economic development initiatives.	Planning	The economic development goals, objectives and strategies in the Official Plan will be revised through the upcoming Industrial Lands Review process.	Summer 2012
3. Encourage the province to undertake a regional growth plan for Southwestern Ontario.	Planning/Engineering	Staff have begun preliminary discussions with Ministry of Municipal Affairs staff, who are receptive to the idea of a Southwestern Ontario growth plan. Additionally, initial discussions with Middlesex County staff regarding this issue have been positive. Planning Staff will continue to pursue this proposal through the City's growth planning discussions.	Ongoing
4. Review the potential for Office Business Park designations in the Highway 401/402 corridors.	Planning	Office Business Park lands have been proposed in the Southwest Area Plan Concept 1 land uses. Additional demand and potential sites for office business parks will be considered as part of the Industrial Lands Review.	Summer 2012
5. Expand the Urban growth Area in the 401/402 corridor.	Planning	Adjustments to the Urban Growth Area/Urban Growth Boundary will be considered through the Industrial Lands Review process.	Summer 2012
6. Continue to pursue the extension of Veterans Memorial Parkway to Wilton Grove Road and add this link to Schedule "C" of the Official Plan.	Planning/Engineering	The City of London and the Ministry of Transportation are jointly conducting an Environmental Assessment and preliminary design study for the extension of VMP to Wilton Grove Road.	Winter 2013

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7. Delete Policy 2.5.8 vii) [reference to Southside Sewage Treatment Plant] from Official Plan.	Planning	A city-wide Official Plan Amendment will be initiated to remove reference to the Southside STP from the Official Plan to be replaced with 'ultimate servicing solution.' Triggers will also be established through the OPA to determine what will prompt the need for the ultimate servicing solution.	Summer 2012
8. Consider policies to allow greater opportunity to develop 'dry' industrial uses at strategic locations in the Highway 401/402 corridors that are not readily serviceable.	Planning/Engineering	The Industrial Lands Review will be examining potential industrial user demand and locations for 'dry' industrial uses in addition to those that currently exist at Tempo Road/Highway 401.	Summer 2012
9. Review the allocation and mix of permitted uses in the industrial land use designations; increase the supply of 'General Industrial' lands.	Planning	During the Industrial Lands Review process, land use designations, permitted uses and the mixture of industrial land types will be examined.	Summer 2012
10. Consider policies to support an 'eco-industrial' park in the corridor linking the W12A Landfill to Highway 401.	Engineering/Planning	Policies supportive of the creation of an 'eco-industrial' park will be considered through the Industrial Lands Review.	Summer 2012
11. Review and revise the Zoning regulations for industrial lands.	Planning	Industrial zoning will be revised based on the changes arising from the Industrial Lands Review and associated Official Plan Amendments.	Fall 2013
12. Adopt revised ILDS inventory targets for serviced and unserviced lands for each industrial land use category.	Realty Services/Planning/LEDC	The revised ILDS inventory targets will be incorporated into the Industrial Lands Review.	Summer 2012
13. Allocate \$4 million in 2012, 2013, 2014 Capital Budgets and \$2 million/year for 2015-2020 for industrial land acquisition (subject to annual review).	Finance	Council has authorized \$12 million for industrial land acquisition in 2012. Future industrial land acquisition will be considered as part of the Investment and Economic Prosperity Committee's review of priority economic development projects.	2012 - 2013
14. Increase assumed rate of industrial land sales from 10 ha/year to 15 ha/year.	Planning	This assumption will be incorporated into the Industrial Lands Review and industrial land acquisition requests.	Ongoing

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15. Review the industrial land pricing strategy based on an independent land valuation and review of pricing and incentives in other municipalities.	Finance/Realty Services	Industrial land pricing will be reviewed in the future by City Staff as time and resources permit.	Ongoing
16. Give a high priority to the servicing of industrial lands on the north side of Huron Street near London Airport.	Engineering/Planning	The Huron industrial lands are expected to be serviceable in the near future. An Environmental Assessment has been initiated to consider stormwater drainage and requisite works for servicing.	Winter 2012
17. Initiate a ten year capital program for industrial land development (planning and servicing) for a minimum of 100 ha of land at an approximate cost of \$20 - \$25 million per 100 ha (excluding land, including the contribution to DC funds); adjust program annually based on land inventory and demand factors.	Planning/Engineering	A long-term industrial land acquisition, servicing and phasing plan will be examined as part of the Industrial Lands Review. Further, future City investments in industrial lands acquisition and servicing will be considered as part of the economic development projects being evaluated by the Investment and Economic Prosperity Committee.	Winter 2012
18. Request that London Transit consider the expansion of its bus service to municipal industrial parks that are not being served at present.	Engineering/Planning	This concept will be explored in future discussions between City Staff and London Transit Commission staff.	Ongoing
19. Establish an ILDS Coordinating Committee to be led by a senior management person who will be responsible for reporting on ILDS implementation.	Engineering/Planning/Finance	An informal industrial lands staff working group has formed, consisting of representatives from Planning, Engineering, Realty Services, Legal and LEDC. The working group will be actively involved in the Industrial Lands Review. Formalization of the working group into an ILDS Coordinating Committee will be considered through the Industrial Lands Review.	Ongoing
20. Review the range of uses that qualify for the industrial land use exemption under the Development Charges By-law.	Building	This issue is currently being reviewed by a consultant, with input from Planning and Building Division staff.	Summer 2012

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21. Consider the merits of creating a municipally-owned Industrial Land Development Corporation to buy, service and sell industrial lands to be funded, after start-up, through tax increment financing.	Finance	The creation of an Industrial Land Development Corporation is considered to be a long-term project that will be considered as time and resources permit.	Ongoing

CONCLUSION

The recommendations that arose from the 2011 Industrial Land Development Strategy Update are being actively pursued by City Staff. Many of the issues raised will be considered as part of the Industrial Lands Review. In the coming months, a background study will be prepared by consultant Rob Panzer to implement many of the above recommendations. Official Plan Amendments will also be prepared as required.

PREPARED BY:	SUBMITTED BY:
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RECOMMENDED BY:	
J.M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING & CITY PLANNER	
REVIEWED AND CONCURRED IN:	
J. BRAAM, P.Eng. (ACTING) EXECUTIVE DIRECTOR, PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES & CITY ENGINEER	

February 10, 2012

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