

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	MCCORMICK AREA STUDY – STATUS UPDATE MEETING ON APRIL 9, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner with respect to the lands generally bounded by Canadian Pacific Railway to the north, Quebec Street and Burbrook Place to the west, Dundas Street to the south and Ashland Avenue and McCormick Boulevard along the east, this report **BE RECEIVED** as a file status update.

PRIMARY GOAL OF THE MCCORMICK AREA STUDY

The McCormick Area Study offers a unique opportunity for City Council, citizens, stakeholders and interested parties to set the framework and guidelines which facilitate redevelopment and adaptive reuse of a large parcel of land within the Urban Growth Boundary and near the core of the City. The subject lands include approximately 35 hectares (86 acres) of area within the boundaries illustrated in the map below. The lands are all held in private ownership, with a substantial amount of vacant or underutilized land in the area.

Council directed staff to conduct the McCormick Area Study to establish a long term vision for the area and to determine whether policy changes are necessary to pursue this vision, recognizing that the character of this industrial area is in transition and a new policy framework may be required. A new policy framework may result in changes to the land use designations on the subject property and in the surrounding area, as well as possible area specific policies.

PREVIOUS REPORTS

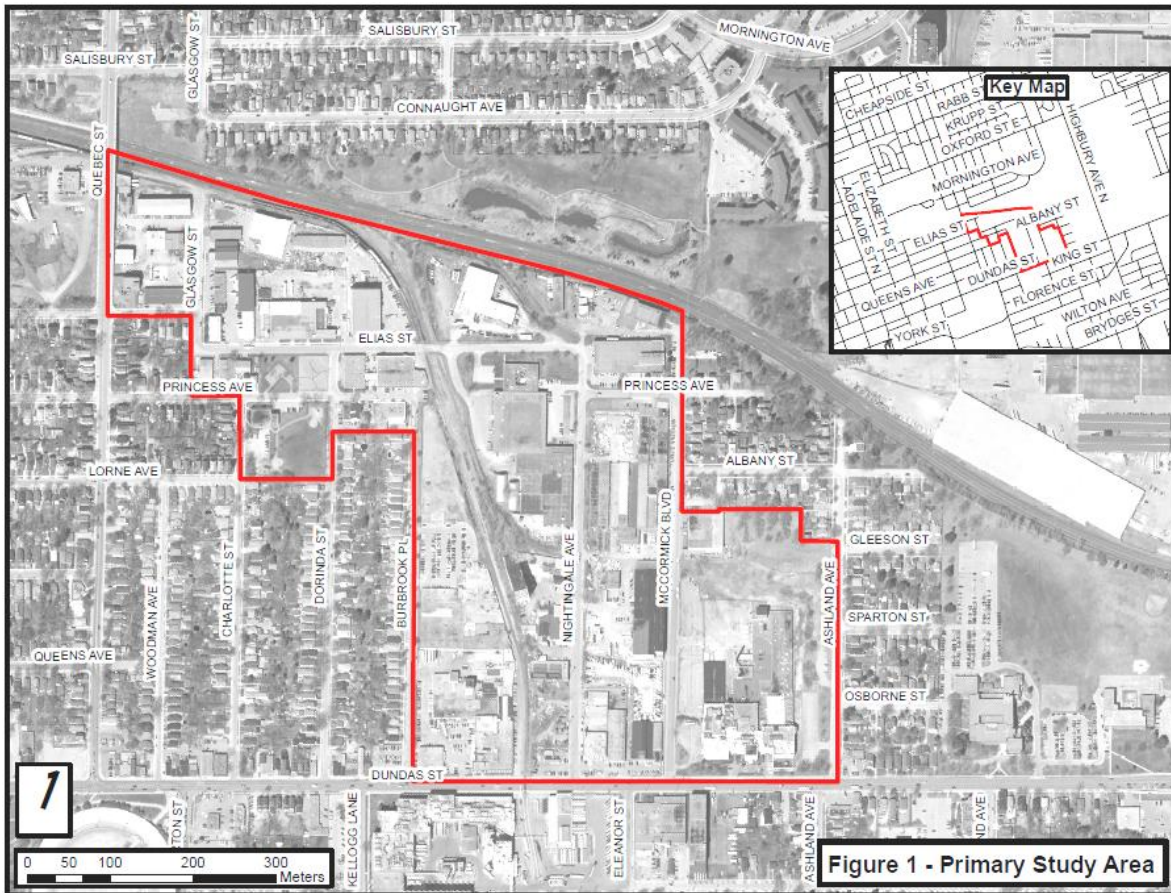
- OZ-7601 - August 24. 2009 - Draft McCormick Area Study Terms of Reference
- OZ-7601- September 28. 2009 - Terms of Reference
- OZ-7601 - June 21. 2010 - Phase One
- OZ-7601 - May 7 .2012 - Economic Analysis
- OZ-7601 – September 24, 2012 – Resumption of McCormick Area Study

BACKGROUND

The desire to undertake an Area Study in this part of the City arose as a direction from Municipal Council in response to a zoning bylaw amendment application, combined with various property inquiries and a rising number of vacancies in the neighbourhood. In May of 2008, Municipal Council considered a report from the General Manager of Planning and Development with respect to an application for office space at 1111 Elias Street (File OZ-7496). The Council resolution from that report included the following direction:

That, on the recommendation of the General Manager of Planning and Development, the following actions be taken with respect to the application of 1129289 Ontario Limited relating to the property located at 1111 Elias Street:

"Planning Staff BE DIRECTED to conduct an area review to establish a long term vision for the area and to determine whether policy changes are necessary to pursue this vision, recognizing that the character of this industrial area is in transition and a new policy focus may be required."



Golder Associates

The City of London has recently retained Golder Associates who is familiar with the technical and economic aspects of brownfield property redevelopment. Golder Associates will prepare a report addressing the following matters:

1. Synthesize the information that the City of London currently has on record relating to brownfield conditions on sites within the McCormick Secondary Planning Area;
2. Consider the remediation work that would be required for different types of land uses (residential, commercial, institutional, industrial, recreational, etc.), including identification and consideration of viable technical, administrative and policy options that may be available to the City on this matter;
3. Establish order of magnitude costs for required remediation (may require some subsets of costs or a range of costs). If ranges of costs are provided, a discussion of the drivers of such ranges and a description of the low and high end of that range would be provided. Consideration of the nature and degree of environmental impacts that may be ultimately discovered to exist at a site and other influential factors affecting such ranges would be presented. Finally, the influence of different methods that could be employed in accordance with available options as identified with Item 2, (above) would be discussed.
4. Consider the City's current brownfield incentives and assess whether they are sufficient to make the various land uses under consideration viable – and, if not, identify the gap that would be needed to be filled for these different land uses to become viable options that the market might take up.

Golder has acquired considerable experience in the assessment of the viability of various forms of residential and commercial redevelopment of brownfield properties as part of the environmental due diligence exercises commonly implemented on behalf of prospective purchasers of brownfield properties who intend to redevelop or repurpose such properties for a variety of future land uses. The process involves assembling and assessing the information that is available, supplementing such information using readily accessible sources of public and private information, and preparing reasonable worst case estimates of environmental management costs that would be required to facilitate particular redevelopment or repurposing proposals. Engineering judgment and experience are critical in the development of both the establishment of viable redevelopment options and in estimating the reasonable worst case cost, or range of costs considered likely to be required to achieve the objectives.

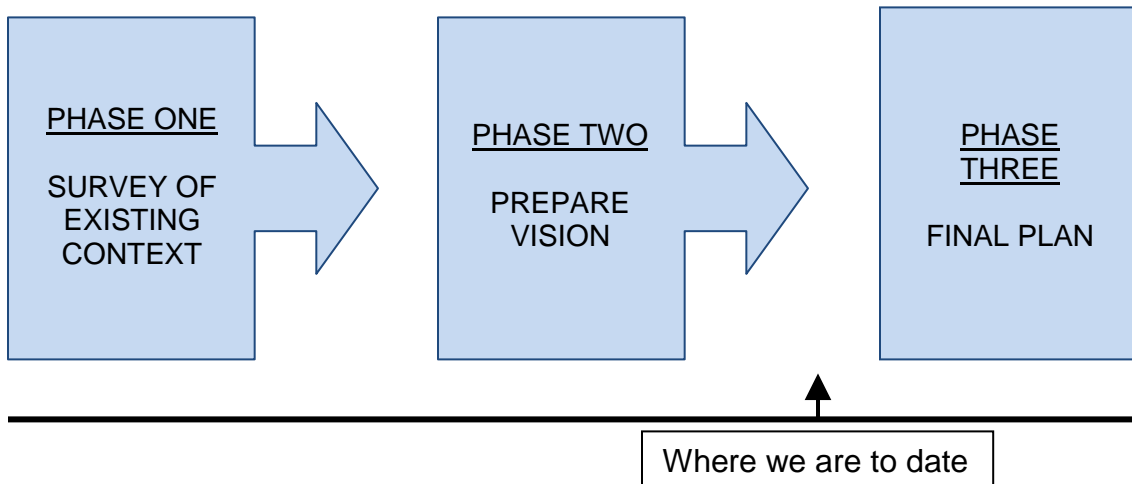
Golder has experience in assisting municipalities in applying for and receiving funding through the Federation of Canadian Municipalities (“FCM”) from the green Municipal Fund to pursue and implement aspects of environmental management associated with urban revitalization involving brownfield properties. They can help assess the circumstances associated with the McCormick Secondary Plan in terms of opportunities to access FCM funding related to this City initiative.

Depending upon the nature and degree of technical information that currently exists concerning the physical and environmental conditions of the properties within the documents, Golder proposes to obtain additional publically available information regarding the properties that may add additional insight to the current and historical nature and degree of environmental constraints associated with the properties that may influence the assessment of viable redevelopment options and the associated ranges of costs.

NEXT STEPS

Where We Are to Date

There are three phases to the McCormick Area Study as outlined in the Terms of Reference



The Golder Associates report will describe fully what is known (and what is not known) about the properties and would use this information to establish confidence limits to the opinions, advice and cost estimates provided for the various redevelopment scenarios and the various process options, all of which would be described as fully as the available information allows. In cases, if any, where despite best efforts, the available information is insufficient to establish confidence limits and costed redevelopment scenarios, these critical data gaps will be identified along with recommended means to reduce or eliminate such data gaps allowing reasonable opinions and estimates to be provided

Agenda Item #

Page #

**OZ-7601
Nicole Musicco**

The objective of the work is to provide a series of professional opinions related to optimized economically viable redevelopment scenarios for the McCormick Secondary Plan area that the City may rely upon to facilitate future planning decisions that are intended to facilitate revitalization of the area. The inclusion of residential redevelopment or repurposing land uses in the overall scheme will be determined to enhance the overall efficacy of the redevelopment scenario and importantly, to enhance participation of the private development sector in the process. It is anticipated phase three will be brought before Council for review and approval in the Fall of 2013.

PREPARED BY:	SUBMITTED BY:
NICOLE MUSICCO COMMUNITY PLANNING AND URBAN DESIGN SECTION	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN SECTION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNER AND CITY PLANNER	

March 2013
NM/nm

Y:\Shared\implemen\Area Plans\McCormick Area Study OZ-7601\McCormick 2013\OZ-7601_PEC RPT_April 9 2013.doc