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O-8014: INDUSTRIAL LANDS REVIEW
Planner: T. Macbeth

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	O-8014: INDUSTRIAL LANDS REVIEW PUBLIC PARTICIPATION MEETING ON TUESDAY, APRIL 23, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, the attached report **BE RECEIVED** for information in association with the April 23, 2013 public participation meeting regarding the Urban Growth Boundary expansion for future industrial development, it being noted that a proposed Official Plan Amendment to expand the Urban Growth Boundary for future industrial development will be considered at a future public participation meeting.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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December 18, 2012	Investment and Economic Prosperity Committee, "A Path to Prosperity: Community Business Ideas to Stimulate our Economy"
December 4, 2012	Strategic Priorities and Policy Committee, "O-8014: Industrial Lands Review"
September 25, 2012	Investment and Economic Prosperity Committee, "A Paradigm for Economic Prosperity"
March 5, 2012	Strategic Priorities and Policy Committee, "Status of the 2011 Industrial Land Development Strategy Update"
January 23, 2012	Investment and Economic Prosperity Committee, "Developing a Strategic Investment and Economic Prosperity Plan"
November 16, 2011	Finance and Administration Committee, "Industrial Land Purchase Strategy – Confidential"
September 20, 2011	Committee of the Whole, "Industrial Land Development Strategy Update" R. Panzer, Consultant

PURPOSE

This report provides an update on the Industrial Lands Development Strategy and outlines the next steps for public participation and the preparation of an Official Plan Amendment for the proposed expansion of the Urban Growth Area for approximately 500 hectares of new industrial lands. Further, this report identifies the evaluation criteria that will be used to assess candidate sites to be considered within the proposed Urban Growth Boundary expansion.

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BACKGROUND

For more than a decade, the City of London has facilitated growth in its industrial sector through a comprehensive long-term strategy for the planning, acquisition, servicing and marketing of industrial lands. In a September 2011 report provided to the Committee of the Whole, Council was updated on the progress of a review of the City’s Industrial Lands Development Strategy (ILDS) and provided recommendations for the Strategy for future years.

Arising from the September 2011 report, an assessment was undertaken to determine future industrial land demand and supply factors and the associated need to expand the Urban Growth Boundary for the inclusion of new industrial lands. This assessment, the *Industrial Lands Study*, was undertaken by R. Panzer, and was presented to the Strategic Priorities and Policy Committee on December 4, 2012 along with an associated Staff report. The *Industrial Lands Study* provided the background information and justification for an expansion of the Urban Growth Area for approximately 500 hectares of new industrial lands.

On December 11, 2012, Municipal Council resolved the following:

That, on the Recommendation of the Managing Director, Planning and City Planner, the following actions be taken regarding the Industrial Lands Review:

- a) the Industrial Lands Study, dated November 2012, and the associated staff report dated December 4, 2012 BE RECEIVED for information, and this information BE CIRCULATED for public and agency consultation; and*
- b) following a public consultation process, Planning staff BE DIRECTED to prepare an Official Plan Amendment for the expansion of the Urban Growth Area for the designation of approximately 500 hectares of new Urban Reserve Industrial Growth lands.*

In accordance with Council’s resolution, the approved *Industrial Lands Study* was circulated for public and agency consultation. As noted above, the Council resolution also directed the initiation of a public consultation process in order to receive public input that will assist in the preparation of the Official Plan Amendment (OPA) to expand the Urban Growth Boundary (UGB) to accommodate the 500 hectares of additional industrial land. The Public Participation meeting of April 23, 2013 is intended to provide the public the opportunity to comment on the *Industrial Lands Study*, and to indicate lands that members of the public would like Council to consider for future industrial development.

At the December 18, 2012 Investment and Economic Prosperity Committee, the “Path to Prosperity” report was presented. This report identified the acquisition and servicing of strategically located industrial lands as a key priority for the City’s economic development.

PROCESS UPDATE AND NEXT STEPS

In order to evaluate lands to be considered for future industrial development, the *Industrial Lands Study* identified criteria to assess candidate properties for inclusion within an expanded UGB. These evaluation criteria are:

- Alignment with economic development objectives and priorities, including industrial employment aims;
- Suitability/affordability for municipal servicing, including availability of servicing or extensions required, associated costs, and conveyance and treatment capacities;

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- Proximity to Hwy. 401, Hwy. 402 or the Veterans Memorial Parkway;
- Site topography and configuration, including potential for lot grading and soil quality or contamination;
- Environmental/natural heritage constraints, including environmentally sensitive areas and regulated lands;
- Existing land use/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.

As part of the process to identify the lands to be included within an Urban Growth Boundary expansion, the public and landowners have been invited to make presentations to the Planning and Environment Committee to identify lands to be considered. Notices of this meeting were sent to over 2,700 persons using lists compiled as part of the ReThink London process. In addition, notice of this meeting was published in The Londoner on March 21, 2013.

Based on both landowner submissions and interest, as well as lands identified by staff as potential industrial sites, staff will use these criteria to review candidate sites. An inter-departmental Staff team representing Planning, Finance, Engineering, Development Services, Realty Services, and LEDC is currently conducting a strategic review of lands based on the above criteria endorsed by Council. This public meeting is being held to receive public input on the industrial lands strategy and provide an opportunity for interested citizens to request their property be included as candidate industrial sites.

Following the April 23 public meeting, the Official Plan Amendment process will proceed as described below. Staff will consider and assess all comments received. Any proposed candidate sites will be assessed for their alignment with the Council-endorsed evaluation criteria, applicable provincial policies and legislation, land use planning goals and objectives such as the general policies requiring availability of industrial lands in Chapter 2 of the Official Plan, economic development objectives, and long-term servicing potential. A proposed Official Plan Amendment, including policies and mapping, will be prepared by Staff and presented at a public participation meeting before the Planning and Environment Committee. The proposed Official Plan Amendment will be to expand the Urban Growth Boundary by approximately 500 hectares to accommodate future industrial development. The Official Plan Amendment report and statutory public meeting is anticipated to be brought forward in June 2013.

CONCLUSION

In December 2012, Council approved the process for an expansion of the Urban Growth Area, which incorporates opportunities for public consultation and evaluation of candidate industrial sites by Staff. In accordance with Council direction, the public meeting held on April 23, 2013 provides an opportunity for the community to provide input regarding the industrial lands strategy and to make submissions for potential land to be included within the Urban Growth Boundary for future industrial development. Staff will review and evaluate candidate sites based on the public comments and submissions, the principles of land use planning and the Council-approved evaluation criteria noted above. The proposed Official Plan Amendment to expand the UGB for future industrial development will be brought forward at a public participation meeting before the Planning and Environment Committee in June 2013.

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RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

April 5, 2013
TM/tm

Cc: A. Zuidema, City Manager
J. Braam, Managing Director, Engineering and Environmental Services & City Engineer
M. Hayward, Managing Director, Corporate Services & City Treasurer
P. White, President, London Economic Development Corporation
H. Filger, Director, Corporate Investments and Partnerships
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