

PLANNING AND ENVIRONMENTAL COMMITTEE MEETING

LAND NEEDS STUDY

SIFTON PROPERTIES LIMITED

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Representing **Sifton Properties** and **Crown Homes of London**



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LAND NEEDS REVIEW

PPS 1.1.2 - Sufficient land shall be made available through *intensification and redevelopment* and, if necessary, *designated growth areas*, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.

We agree that sufficient medium and high density lands exist in the current urban boundary, but the staff report identifies only a 23 year supply for low density uses, calculated based on a number of assumptions.

We have provided staff a letter of initial comments, but we believe further review and discussion is warranted prior to acceptance of the report.

URBAN GROWTH BOUNDARY DELINEATION

The current Urban Growth Area boundary was set in the 1990's – No major adjustment has been made in close to 20 years.

Much has changed over that period – in many areas the UGB delineation was not based on service areas or service efficiency. It is just a line on a map. Investments have and will be made that service beyond that line.

Much more information is known today about where appropriate lines should be drawn, and why.

We believe growth cannot be located in all areas – **but it should be supported in a logical, well planned approach** that is based on providing an adequate supply of **practical, cost effective areas with the highest return on investment.**

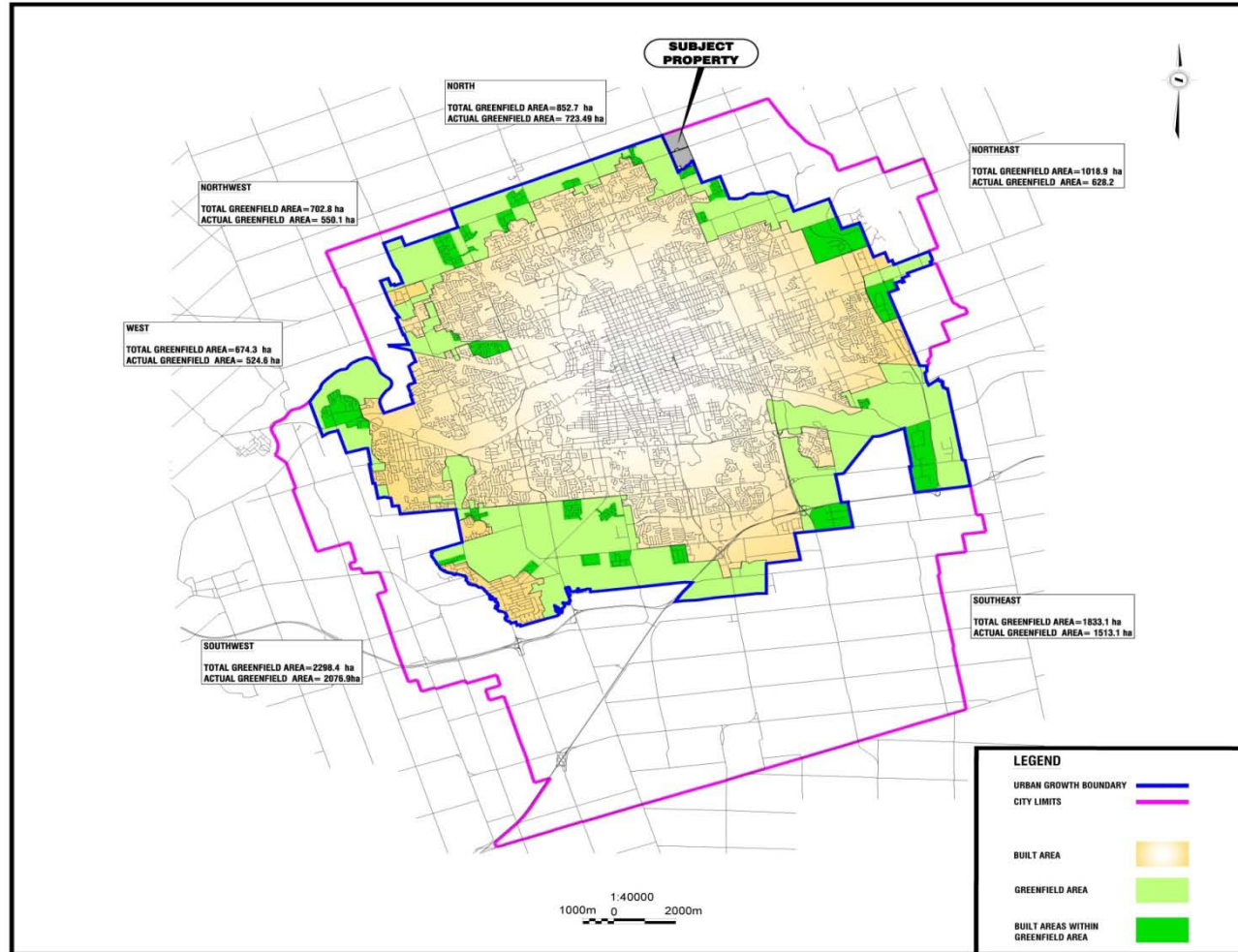
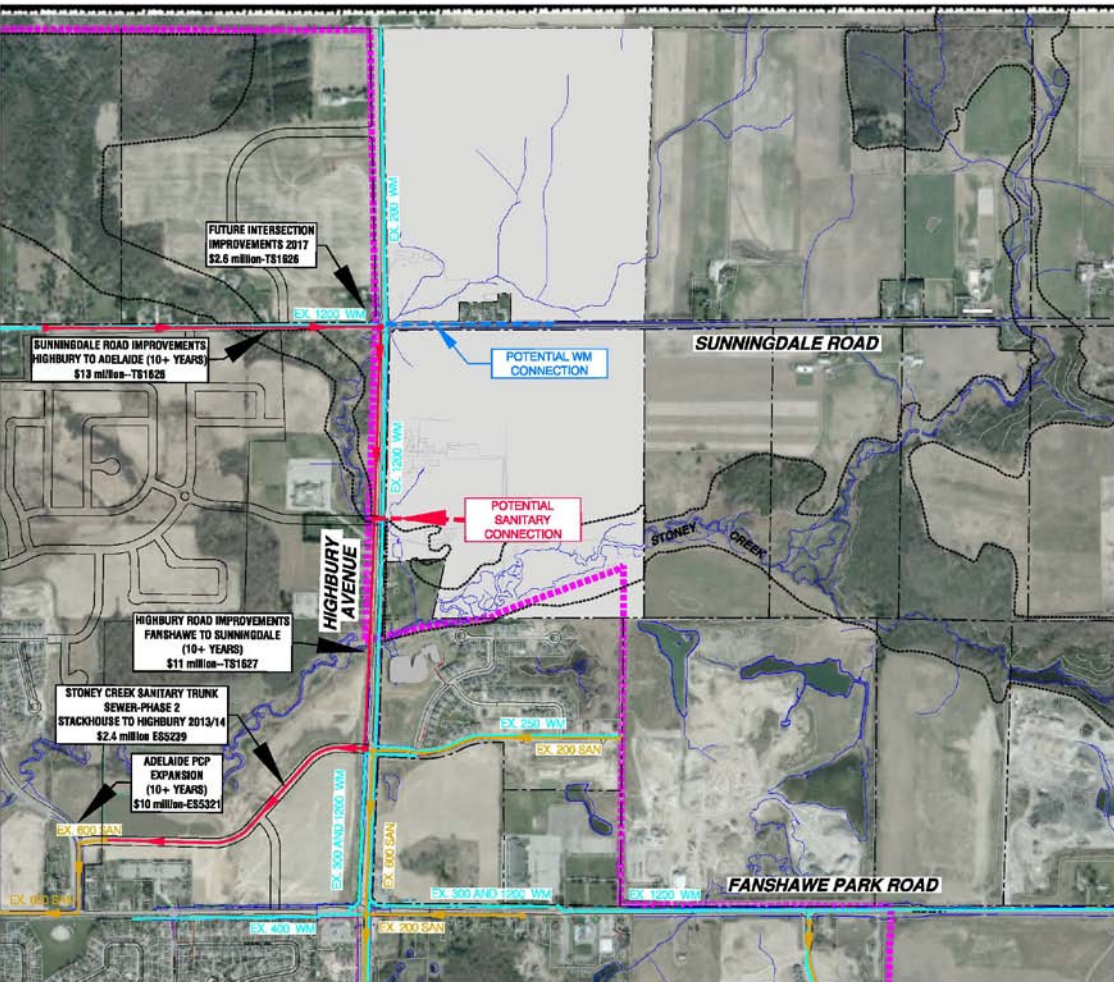
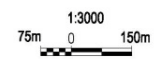


Exhibit 1 – Residential Units Remaining



LEGEND

- SUBJECT PROPERTY
- URBAN GROWTH BOUNDARY
- CITY ESA BOUNDARY INCLUDES UTRCA FLOOD HAZARD
- INITIARY
- EXISTING TRUNK INITIARY SEWER
- PROPOSED TRUNK INITIARY SEWER
- POTENTIAL TRUNK INITIARY SEWER
- ATERMAIN
- EXISTING TRUNK ATERMAIN
- POTENTIAL TRUNK ATERMAIN
- ORM
- EXISTING TRUNK ORM SEWER



The City has **already committed to \$26 million of infrastructure along Highbury Ave. North** which can service this proposed development area, including major recent road improvements.

Lands on **both sides** of Highbury Avenue North, a major transportation corridor, can be serviced practically and very cost effectively.



Exhibit 2 – NE Servicing Area Plan



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UNIQUE LOCATIONAL OPPORTUNITIES

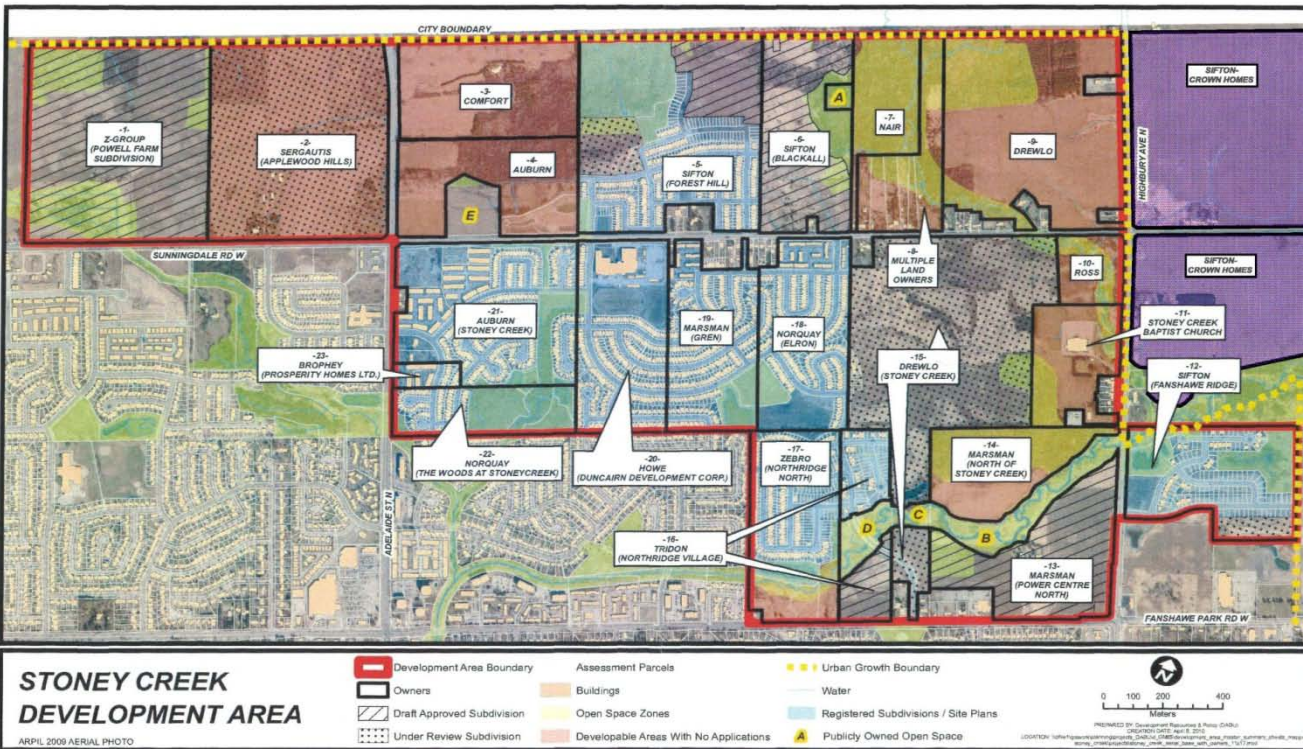
*North end development can **take advantage of existing capacity at the Adelaide Sewage Treatment Plant**, without the need for expensive upgrades, as is required in other areas.*

Sanitary, storm and water exists immediately adjacent to the site. Major road improvements have recently been made. The Stoney Creek Fire Hall, ambulance station and new Stoney Creek public school all exist within only 2.5 km from the site.

*Our proposal can be developed with **the lowest infrastructure costs to the City for the highest return of any area we have studied***

Sifton has **three** **neighbourhoods** under construction in NE London today. Based on current growth rates, **we estimate** **within 5 years, all three neighbourhoods will be built out.**

Drewlo Holdings and Marsman Construction are the major other major landowners in Stoney Creek today.



SURROUNDING MUNICIPALITIES GROWTH PLANS

In 2013, there is no doubt an adequate supply of short term land exist. The timelines are that any new site takes approximately 5 years and up to 10 years from a proposal to commencement of construction.

But the new homes business is a fluid market – The market choses where they want to buy their next home. And the average value of a new home is significantly higher than a resale home, meaning a much higher level of tax revenues and new infrastructure.

Satellite communities are planning to capture many new homes buyers – They work in London and live outside.

Most municipal competition for London is located in the North and West, right where the highest new home demand has been seen. For example, Middlesex Centre's growth is planned to double that of London over the next 10 years.

We believe it is important for London to maintain an ample supply of land closest to the City's competition.



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MUNICIPAL COMPARISON

MIDDLESEX CENTRE

Growth planning Projections for populations of:

Now: 16,917

2031: 23,607

Middlesex Centre has an average assessment per capita of \$142,300 — that is the total assessed value of property in the municipality, divided by every resident.

By comparison, London's is \$84,000

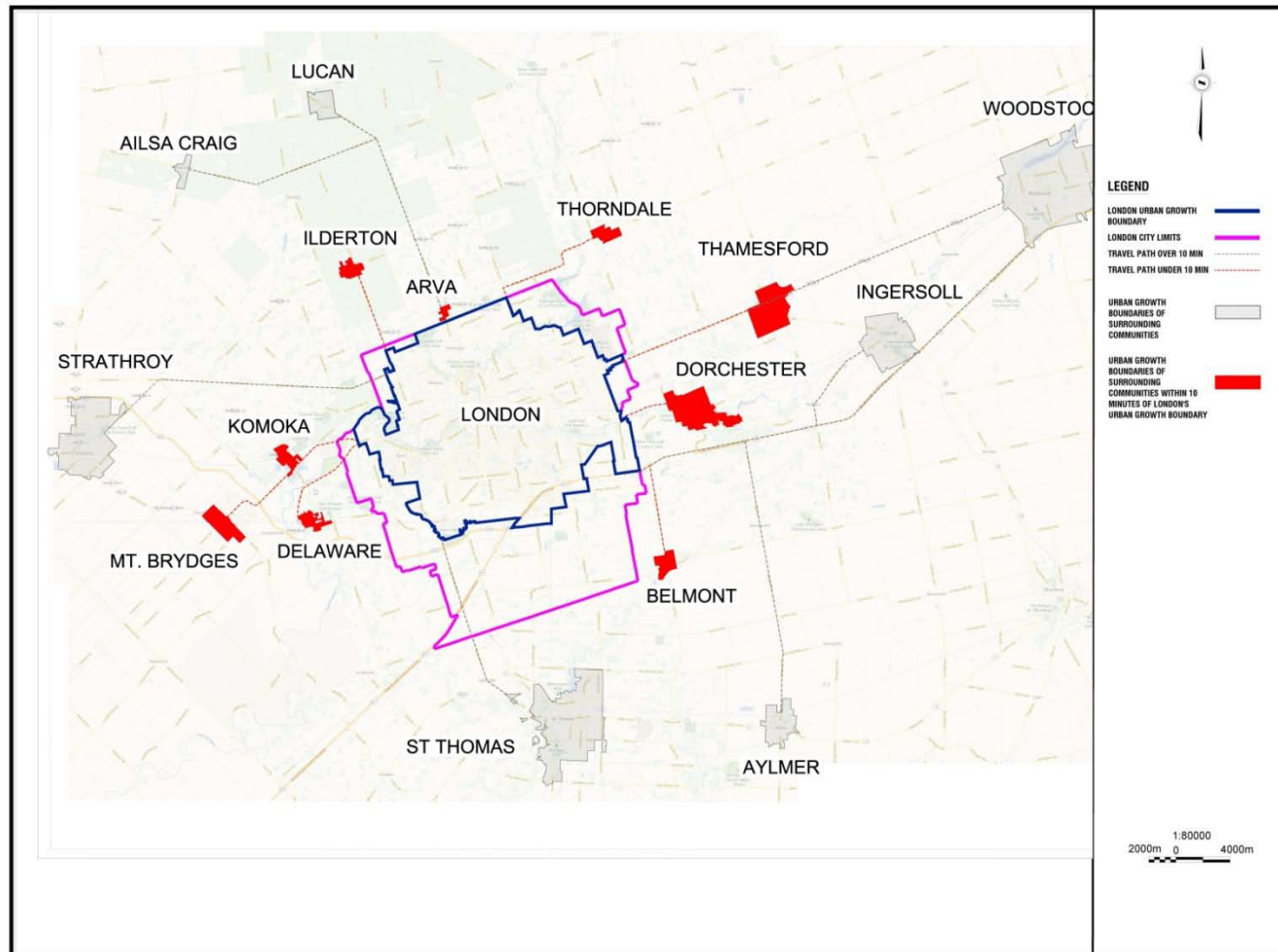


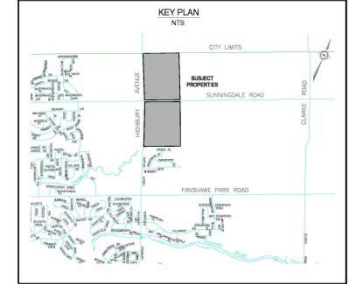
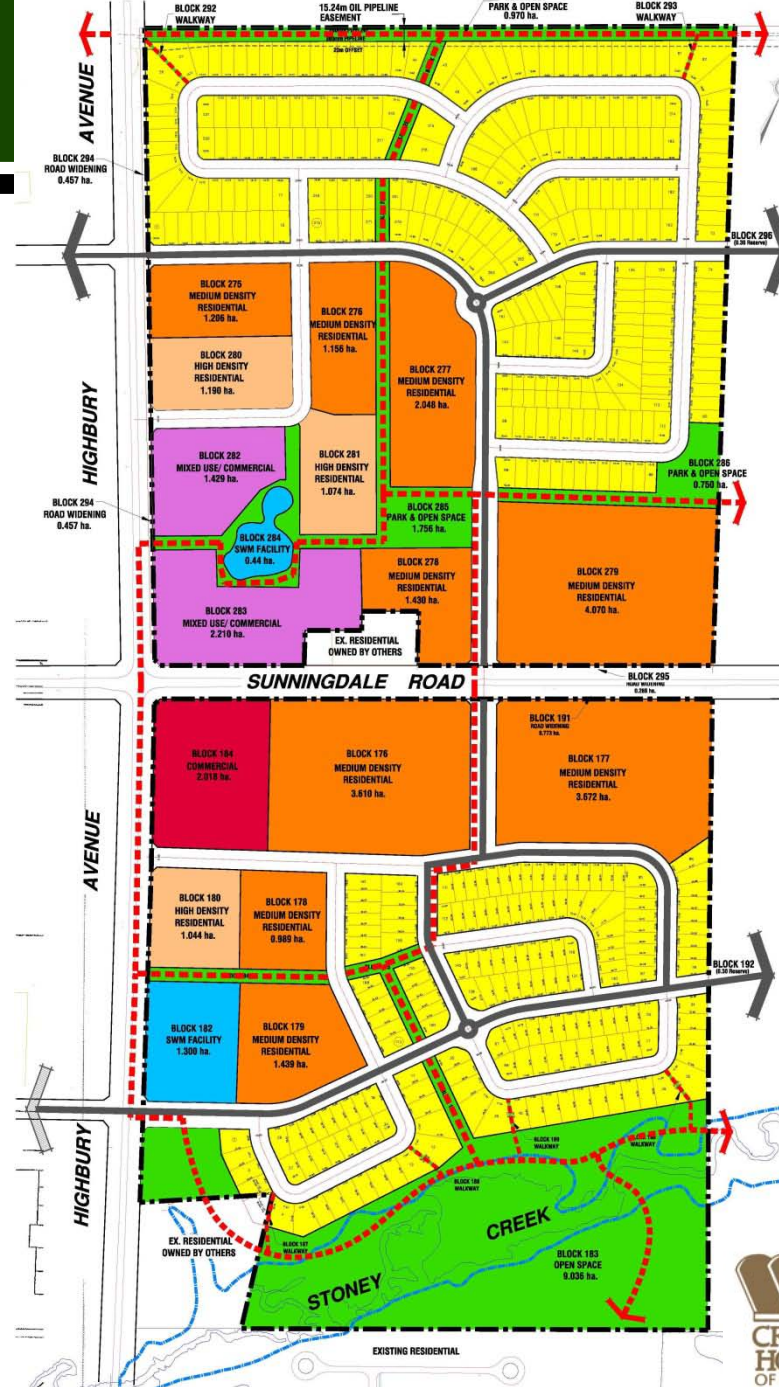
Exhibit 4 – Municipal Competition



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Exhibit 5 – Concept Plan

We propose to implement many innovative ReThink London principles now under review, in accordance with the City's new "Building a Mixed-Use Compact City" report.



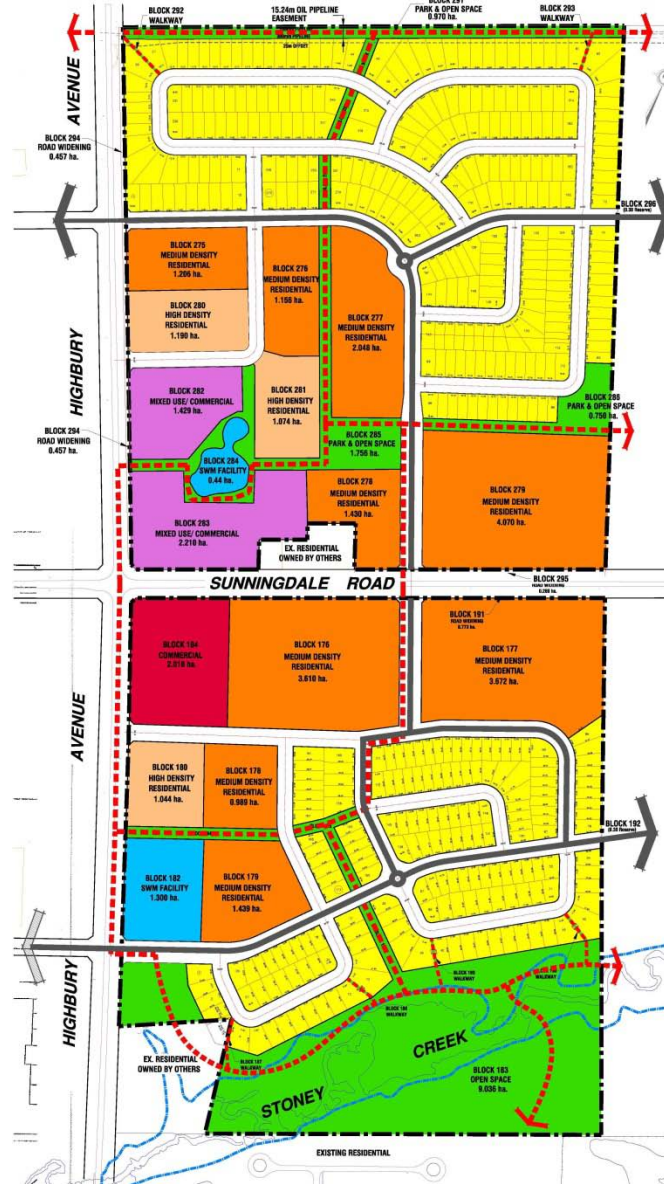
LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE/ COMMERCIAL
- PARKS AND OPEN SPACE
- STORMWATER MANAGEMENT FACILITY
- SUBJECT LANDS
- UTRCA FLOOD LINE
- PRIMARY COLLECTOR ROADWAY
- PARK CORRIDOR
- WALKWAY/BICYCLE TRAILS
- GATEWAY ENTRANCE



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Exhibit 6 – Concept Plan With Renderings



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*Statistics prepared by;
IBI Group, Toronto office.*

Estimated based on the following;

Single Family	448
Multi-Family	687
Apartments	490
Commercial (sq. m)	75,000

	<u>Sunningdale/Highbury Lands</u>
	JOB
Full Time Equivalent	7,841
Direct Jobs	4,919
Indirect Jobs	2,921
One Time Revenues Incl. Land Transfer, DC & Building Permit	
	43,135,000
	Total Assessed Value
Residential	517,000,000
Commercial	7,125,000
	Annual Property Tax Revenue
Residential	6,612,000
Commercial	16,530,000
School Board	2,100,000



Exhibit 7 – Economic Spinoff



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CONCLUSION

- Additional review and discussion on London's future land needs is warranted
- We believe Land supply in north and west London, especially for ground oriented supply, is well less than 20 years, and the lowest in NE London. For example, Sifton's three current neighbourhoods in NE London will be completed within 5 years, leaving reduced area competition.
- Not all lands or proposals are the same – Any proposal should be reviewed based on its return on investment. We believe that's smart planning.
- Continued assessment growth in the planning period is important to London
- We propose a community that adopts many principles of reThink London.
- We are prepared to commence the planning for these lands immediately.
- We will be forwarding our findings in a complete submission to staff, and request our proposal be reviewed on its planning, engineering and ROI.