

File No: 11MUNmc
Planner: G. Barrett

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE MEETING ON Monday, August 15, 2011
FROM:	J.M FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	COMPREHENSIVE OFFICIAL PLAN REVIEW AND KOMOKA-KILWORTH SECONDARY PLAN MUNICIPALITY OF MIDDLESEX CENTRE

RECOMMENDATION

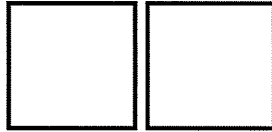
That, on the recommendation of the Director of Land Use Planning and City Planner, the following report **BE RECEIVED** for information, and the following comments **BE FORWARDED** to the Municipality of Middlesex Centre regarding the proposed amendment to the Municipality's Official Plan:

- A. The City of London supports the redistribution and reallocation of vacant lands from the Hamlet areas to Urban Settlement Areas where full municipal services will be available to support future growth.
- B. The City of London supports the redesignation of the Hamlet land use and Settlement Area boundary changes as proposed for Hamlet Areas of Birr, Denfield, Melrose and Poplar Hill/Coldstream, and the redesignation of 12.2 ha of Residential Lands to Agriculture and the Settlement Area boundary change proposed for the Arva Community Settlement Area.
- C. The City of London has significant concerns regarding the extent of new developable lands being added to the Komoka-Kilworth Urban Settlement Area. The Official Plan Amendment proposes to add and convert the following lands to the Komoka-Kilworth Urban Settlement Area:
 - Add 42 ha of Residential land
 - Add 67 ha of Settlement Employment land
 - Convert 51 ha of Settlement Employment land to 35 ha of Residential land, 5 ha Natural Environment land and 11 ha Village Centre land
 - Convert 10 ha of Settlement Commercial land to Residential land
 - Convert 25 ha of Residential land to 11 ha of Settlement Employment land and 14 ha of Parks and Recreation land

This would result in 67 ha of urban land use designations being added to the Komoka-Kilworth Urban Settlement Area.

- D. The City of London has concerns regarding the extent of new developable lands being added to the Ilderton Urban Settlement Area. The Official Plan Amendment proposes to add or convert the following lands to the Ilderton Urban Settlement Area:
 - Add 34.2 ha of Residential land
 - Convert 4.2 ha of Rural Commercial to Residential
 - Convert 15 ha of Rural Industrial to Residential
 - Convert 21.6 ha of Rural Industrial to Agriculture

This would result in a total of 53.4 ha of additional land for Residential development being added to the Ilderton Urban Settlement Area.



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- E. Staff **BE DIRECTED** to meet with Planning Staff from Middlesex Centre to discuss these concerns regarding the Municipality's draft Official Plan Amendment and Komoka-Kilworth Secondary Plan.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Information Report, Built and Natural Environment Committee, June 13, 2011

BACKGROUND

On June 22, 2011, the Municipality of Middlesex Centre held a public meeting regarding the comprehensive Official Plan review and Secondary Plan for Komoka-Kilworth. Planning Staff attended the public meeting on June 22, 2011. The Municipality's consultants (GSP Group) presented the recommendations of the Official Plan review and the Secondary Plan for Komoka-Kilworth. Issues raised at the public meeting related to the settlement area boundary change in Arva, the proposed land uses changes for Komoka-Kilworth, and the lack of future growth potential identified for Delaware.

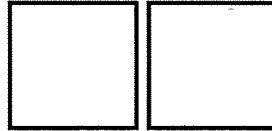
The City of London's concerns relate primarily to the extent of new urban development proposed in this amendment for the Komoka-Kilworth Urban Settlement Area. While the redirection of future urban growth in the Municipality to areas where full municipal services will be available, and the concurrent redesignation of "development" lands in Hamlet areas to agriculture to more realistically identify future growth opportunities are sound planning policies, the result of these changes is to focus the bulk of the Municipality's future growth at the City of London's western boundary.

To a lesser degree, the City also has concerns regarding the addition of lands to the Ilderton Urban Settlement Area; however, these proposed changes will not occur immediately adjacent to the City boundary. The proposed amendment would add 53.4 ha of new residential lands to the Ilderton Urban Settlement Area.

The proposed Official Plan amendment would add an additional 67 ha of developable land to the Komoka-Kilworth Urban Settlement area. In addition to adding new lands for urban development, the proposed Plan proposes the redesignation of 51 ha of Settlement Employment lands located north of Glendon Road between Coldstream Road and Queen Street to 35 ha of Residential lands and 11 ha of Village Centre (commercial mixed-use) lands. Additional Residential lands are proposed south of Oxbow Drive on lands currently designated for Agriculture, and on lands outside the west limit of the current Settlement Area boundary south of Glendon Road. In total, the Urban Settlement Area of Komoka-Kilworth would grow by 262 ha; however, only 67 ha of this increase would accommodate new urban development in the form of additional Residential and Settlement Employment lands. The other increases are in Parks and Recreation, Floodplain and Natural Environment lands.

It should be noted that there is much inconsistency in the extent of the net new lands being added for urban development in the Komoka-Kilworth Urban Settlement Area. The figures cited in this report have been calculated by Staff, based on information available from the Municipality from the draft Official Plan amendment, the maps provided, and tables prepared showing the land use designation changes proposed. Staff will be requesting a meeting with Municipality staff to clarify these figures and discuss the City's concerns.

Associated with these proposed amendments is a Secondary Plan for Komoka-Kilworth. The Plan would provide for up to 5,000 additional residents and 3,250 additional jobs through both intensification and the addition of the lands noted above. The proposed Official Plan amendment includes revised population and employment projections for the entire Municipality. The 2007 estimated population of Komoka-Kilworth was 3,125 persons. While the new projections show a smaller future population than the current projections, the number of residential units projected is greater for the planning period, as noted below:



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Current Projections:

	2006	2011	2016	2021	2026
TOTAL POPULATION	15,589	17,155	18,854	20,735	22,803
TOTAL RESIDENTIAL UNITS	5,028	5,530	6,082	6,689	7,356

Amended Projections:

	2011	2016	2021	2026	2031
Total Population	16,917 (-238)	18,397 (-457)	20,130 (-605)	21,863 (-940)	23,607
Total Residential Units	5,788 (+258)	6,388 (+306)	7,015 (+326)	7,643 (+287)	8,270
Total Employment	4,906	5,438	5,994	6,537	7,074

These projections anticipate an annual average population growth rate of almost 2% (1.98%) over the 20 year planning period. Similarly, these projections anticipate a 2.1% annual growth rate in the number of dwelling units, and a 2.2% annual growth rate in employment.

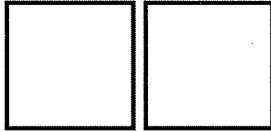
The policies of the proposed Secondary Plan are intended to provide for a range of urban land uses to create a balanced community with residential, employment, recreation and commercial opportunities. The Plan also proposes a mix of housing types, consisting of 60% Low Density (single detached and semi-detached units) at a net density of less than 20 units per hectare, and 40% Medium Density (townhouse units) at a net density of 20 to 50 units per hectare. These densities are lower than the densities permitted within the Low Density Residential and Medium Density Residential designation in London, which are up to 30 units/ha and up to 75 units/ha respectively.

The Plan also proposes a new Village Centre, or a commercial/mixed use area on lands currently designated as Settlement Employment near the centre of the Urban Settlement Area. New Settlement Employment lands are proposed between Glendon Drive and the CNR tracks on the west side of the Urban Settlement Area to take advantage of their proximity to Highway 402. The Secondary Plan describes these lands as prestige industrial/business park employment lands.



CONCLUSION

The Comprehensive Official Plan Review and Komoka-Kilworth Secondary Plan has resulted in policies to direct future urban growth on the Municipality to the Urban Settlement Areas of Ilderton and Komoka-Kilworth. Planning Staff support the intent of this policy to direct urban growth to areas where full municipal services are to be provided, however, the extent of new urban growth contemplated for both Komoka-Kilworth and Ilderton will result in significant opportunities for new residential development close to the City's boundaries. While the Official Plan Review also identifies new lands for employment purposes, it is anticipated that many of the future employment opportunities for residents of the Municipality will be in London. This will continue to put pressure on the City's transportation system, as well as potential pressure on the "soft services" such as libraries and community and recreation facilities in London that may be used by residents of these areas outside the City.

These concerns warrant further discussion between City and Municipality Staff.



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PREPARED AND SUBMITTED BY:

G. BARRETT, AICP MANAGER, CITY PLANNING AND RESEARCH
RECOMMENDED BY:

J.M. FLEMING, MCIP, RPP DIRECTOR OF LAND USE PLANNING AND CITY PLANNER

August 2, 2011
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