

## Appendix D - Draft Text Amendments for Privately Initiated UGB Expansion Applications (with Track Changes)

| No. | Policy | Proposed Changes (Delete, Add)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Rationale/<br>Summary of Changes                                                                                                                                                                                                                           |
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| 1.  | 78_    | <p><u>Privately Initiated Applications for expansion of the Urban Growth Boundary Expansion Applications between comprehensive official plan review periods, may be supported only where there is a demonstrated need and public benefit and all other policies of this Plan relating to urban growth boundary expansion are met. The application shall be reviewed in accordance with the Our Tools Chapter. In addition to the criteria provided in Policy 76, the following criterion shall apply:</u></p> <ul style="list-style-type: none"> <li><u>The boundary expansion is required in order to meet projected growth over the planning horizon and meet provincial requirements for the minimum land required to accommodate future community growth and future industrial growth;</u></li> </ul> | Revised to specify when Privately Initiated Urban Growth Boundary Expansion Applications can be submitted and identifies specific criteria and requirements that shall be considered for Privately Initiated Urban Growth Boundary Expansion Applications. |
| 2.  | 1580_  | In order to ensure that all the relevant and required information pertaining to a planning application is available at the time of submission of the application, to enable City Council and its delegated approval authorities to make informed decisions within the prescribed period of time, and to ensure that the public and other stakeholders have access to all relevant information early in the planning process, any or all the following information may be requested from applicants who apply for a <u>Privately Initiated Urban Growth Boundary Expansion</u> , amendments to <i>The London Plan</i> , amendments to the <i>Zoning By-law</i> , site plan approval, consents to sever, and                                                                                                | Revised to add Privately Initiated Urban Growth Boundary Expansion as a specific type of application.                                                                                                                                                      |

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|    |  | approvals of plans of subdivision, including condominiums.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3. |  | <p><u>Reports/Studies To Address the Privately Initiated Urban Growth Boundary Expansion Application</u></p> <p>1609A The submission of reports and studies related to the Privately Initiated Urban Growth Boundary Expansion Application is to demonstrate that a proposed application is required to meet projected growth over the planning horizon and meet provincial requirements for minimum land to accommodate future growth. Further guidance is provided in the Other Guidelines part of the Our Tools of this Plan.</p> <p>1609B The required reports/studies are to specifically address Urban Growth Boundary Policies.</p> <p>1609C Studies required to evaluate the need for the Privately Initiated Urban Growth Boundary Expansion Application will be determined by the City at the time of the request based on site specific context. The studies will be prepared and may be peer reviewed at the owner/applicant's expense. The peer review, if required, is to be prepared by a Professional Land Economist (PLE) or qualified Registered Professional Planner (RPP) with experience in growth projections and land needs assessments, to the satisfaction of the City of London. The Our City Chapter of this Plan and Guideline Documents part of this Plan provide more guidance on evaluation criteria.</p> <p>1609D In addition to the Neighbouring Municipalities And First Nations Communities section of the Our Tools Chapter, the appropriate Indigenous communities shall be invited to participate</p> | <p>Add new report/study title to specify the new category of report/study.</p> <p>Add a new policy that establishes requirements for the reports and studies as being required prior to deeming an application complete.</p> <p>Add a new policy that references the Urban Growth Boundary Policies to be addressed.</p> <p>Add a new policy that ensures appropriate studies are submitted and prepared and peer-reviewed by qualified professionals.</p> <p>Add a new policy that ensures early and inclusive engagement with the appropriate Indigenous Communities. Establishes that the Record of Indigenous</p> |

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|    |       | <p>early in the community engagement process. A Record of Indigenous Consultation shall be submitted as part of a complete application and shall include all documents provided to and received by the appropriate Indigenous communities that demonstrates that the applicant has:</p> <ul style="list-style-type: none"> <li>• <u>Informed the appropriate Indigenous communities of the proposed application and requested feedback;</u></li> <li>• <u>Held meetings and/or received comments from the Indigenous communities and provide the City with a record of comments received.</u></li> </ul>                                                                                                            | <p>Consultation be submitted to form a complete application submission.</p>                                                                                                                                                                                 |
| 4. | 1722_ | <p>The following is the list of Other guideline documents:</p> <ul style="list-style-type: none"> <li>• Condominium Submission, Review and Approval Guidelines</li> <li>• <u>Guidelines for Privately Initiated Urban Growth Boundary Expansion Application Growth Projections Assessment</u></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Add a new sub policy to specify the Guidelines for Privately Initiated Urban Growth Expansion Application Growth Projections Assessment.</p>                                                                                                             |
| 5. | 1795_ | <p><del><b>Comprehensive Review</b> means a review of the London Plan to ensure that the Plan has regard to the matters of provincial interest identified in the <i>Planning Act</i> and is consistent with the <i>Provincial Policy Statement</i>. Any comprehensive review of the London Plan will be conducted consistent with the definition of a “comprehensive review” in the <i>Provincial Policy Statement</i>.</del></p> <p>...</p> <p><b>Official Plan Review</b> means a review of <u>the London Plan to ensure that the Plan has regard to the matters of provincial interest identified in the <i>Planning Act</i> and is consistent with the <i>Provincial Planning Statement</i>.</u></p> <p>...</p> | <p>Clarifies that the definition is removed for consistency with the Provincial Planning Statement, 2024.</p> <p>Clarifies that the City undertaking an Official Plan Review and update to the urban growth boundary is supported in the Official Plan.</p> |

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|  |  | <b><u>Privately Initiated Urban Growth Boundary Expansion Application</u></b> means an official plan amendment application submitted under the <i>Planning Act</i> to the City of London to amend the location of the Urban Growth Boundary. | Clarifies that privately initiated urban growth boundary expansion applications are distinct from the City undertaking an Official Plan Review and update to the urban growth boundary. |
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## Guideline Document

### Guidelines for the Privately Initiated UGB Expansion Application Growth Projections Assessment

#### Purpose

The Guidelines for the Privately Initiated UGB Expansion Application Growth Projections Assessment outline the requirements for the Growth Projections Assessment, which shall be submitted with a Privately Initiated UGB Expansion Application under the *Planning Act*.

The purpose of the Growth Projections Assessment is to evaluate the need for the boundary expansion to accommodate future community growth and/or future industrial growth for the defined planning horizon of the London Plan.

#### Content

The Growth Projections Assessment shall:

1. Address Policy 78 of the London Plan by providing the growth projections, assumptions, methodology, targets and detailed calculations that were applied to assess projected demand and projected land supply for comparison with the existing designated land supply as identified in the current Land Needs Assessment to determine whether adequate land supply is available for the planning horizon of the London Plan. The Growth Projections Assessment will contain the following information:
  - a. Population data from one of the following sources:
    - The Ministry of Finance population projections for Middlesex County includes the City of London; or
    - Current Council-approved Growth Projections Study.
  - b. Macro-economic outlook as the foundation for the projection in five year increments for the defined planning horizon of the London Plan. Provide data and commentary on the following:
    - Provincial and regional trends and review of recent City of London economic development initiatives and anticipated impacts on the economic outlook and employment projection.
  - c. Employment projection in five year increments for the defined planning horizon of the London Plan. Provide data and commentary on the following:
    - Analysis of employment trends by sector;
    - Overview of historic and projected place of work employment; and,
    - Historic employment figures and employment projection by industry for Ontario, the London Census Metropolitan Area and the City of London.
  - d. Population projection by age and sex in five year increments for the defined planning horizon of the London Plan. Provide data and commentary on the following for the City of London:
    - Historic and projected trends for births and deaths, natural increase, migration and historic population.
  - e. Household formation and residential units projection by total type and tenure in five year increments for the defined planning horizon of the London Plan, including the following:
    - Provide historic and projected trends related to headship rates, propensities by structure type and sub-type, household growth by structure type, people per unit and density assumptions, and overview of Provincial policies on intensification and affordability;

- Review of historic and projected unit construction by type and tenure for the City of London including a review of the City of London vacant land inventory, Growth Management Implementation Strategy;
  - Commentary related to Provincial Plans and City of London housing and jobs targets; and
  - Commentary on adjustments made from housing demand model and/or employment growth forecast, if applicable.
- f. Allocation modelling by population change in existing and new units in five year increments for the defined planning horizon of the London Plan including historical and projected persons per unit by housing type.
- g. Projection of non-residential space requirements by sector (industrial, office, retail, and institutional) in five year increments for the defined planning horizon of the London Plan, including the following
- Overview of trends in construction by sector;
  - Review of non-residential vacant land inventory and existing land supply; and
  - Assumptions used to determine required non-residential space based on historical and projected trends;
- h. Scenarios: Provide low, medium and high scenarios for the projections described in items c, d, e and g above. Provide brief descriptions of the changes from the baseline projections and tables for population, employment, residential unit construction and non-residential space construction for each scenario.
- i. Expected deliverables:
- Study Report including executive summary and description of methodology used for projections, and citations of sources used for assumptions in report for commentary and tables;
  - Graphical representation of forecast model showing steps in sequence and interdependencies of various steps including technical appendix of assumptions used in model and report and master file providing digital versions of all tables used in the final report (hardcoded and without proprietary information);
  - Geographic Information Systems files (where applicable); and,
  - Other applicable materials.
2. Evaluate the consistency of the proposed expansion area with the London Plan, including the City Structure Plan.

## Resources

The Growth Projections Assessment shall be based on and informed by the following documents:

- The London Plan;
- Current Vacant Land Inventory provided by the City of London;
- Current Land Needs Assessment for Community Growth and/or Employment Area completed by the City of London;
- Current Council-approved Growth Projections Study;
- “Projection Methodology Guideline” provided by the Province of Ontario; and
- Current population projections provided by the Ministry of Finance.

## Preparation

The Growth Projections Assessment shall be prepared by a Professional Land Economist (PLE) or Qualified Registered Professional Planner (RPP) with experience in completing Growth Projections Assessments, to the satisfaction of City of London.

A peer review of the Growth Projections Assessment may also be required to the satisfaction of the City of London.