

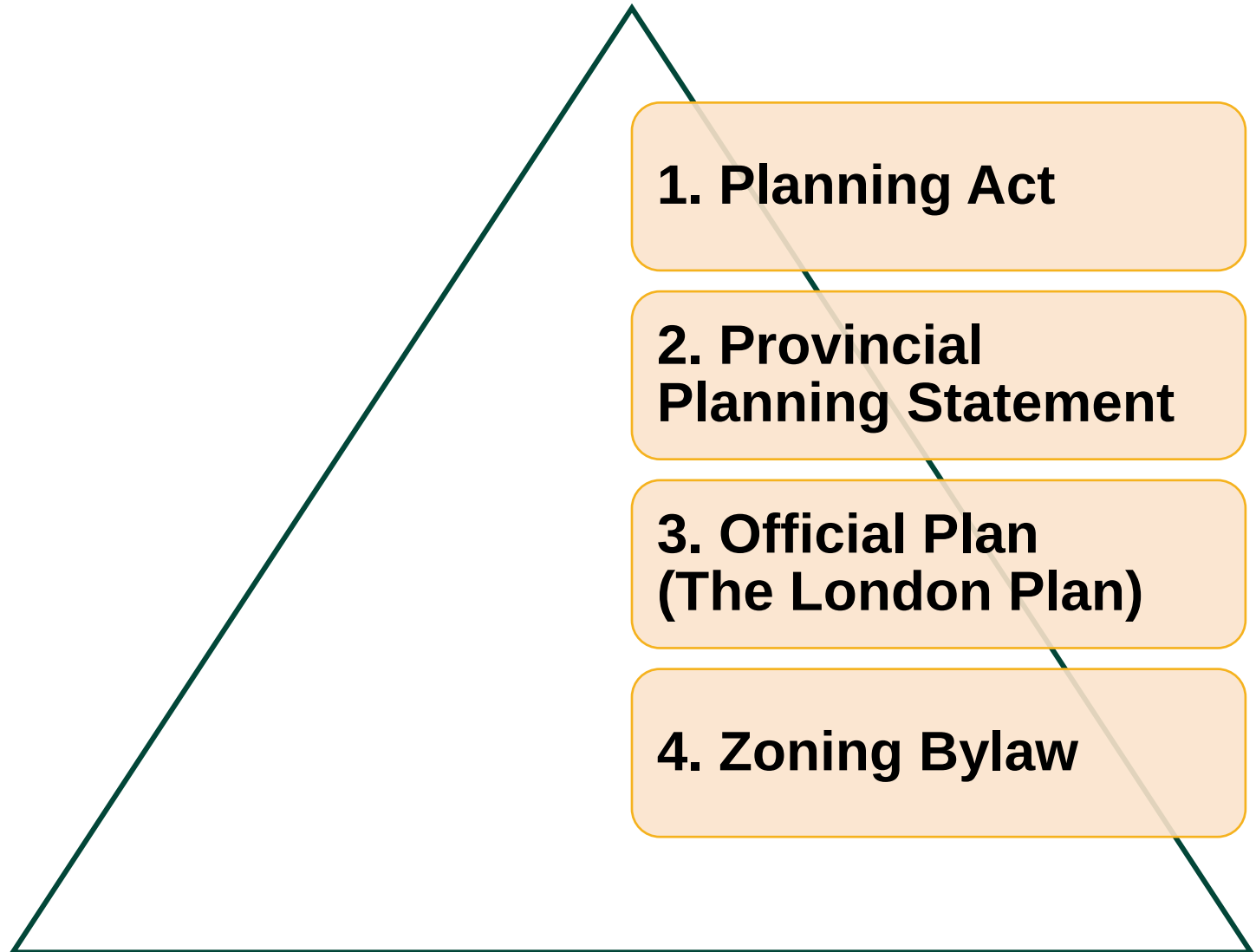


Official Plan Review: Draft Industrial Land Needs Assessment and Draft UGB Community Growth



Community Information Meeting
May 20, 2025

Provincial Planning Hierarchy



Planning Act, Section 26

- Review required within 10 years of new Official Plan coming into effect, then up to every 5 years after.
- Updating official plan (The London Plan):
 - Conformity with provincial plans;
 - Regard for matters of provincial interest;
 - Consistent with policy statements.
- Permits Land Need Assessment
 - Land required to accommodate projected growth.
 - Can incorporate Industrial land conversions.
 - Land Needs Assessment may result in Urban Growth Boundary (UGB) Review.
 - Expansion of urban area within the municipality.
 - Not an annexation of lands outside the municipality.



Land Needs Assessment Methodology

First, project the long-term population, housing and employment growth of the city

- Housing by Dwelling Type
- Employment by Floor Space

Second, review vacant land supply for capacity to accommodate growth

- Determine if there is enough land designated in *The London Plan*, or if “alternative directions” are required

Alternative directions includes an Urban Growth Boundary (UGB) review



Provincial Planning Statement

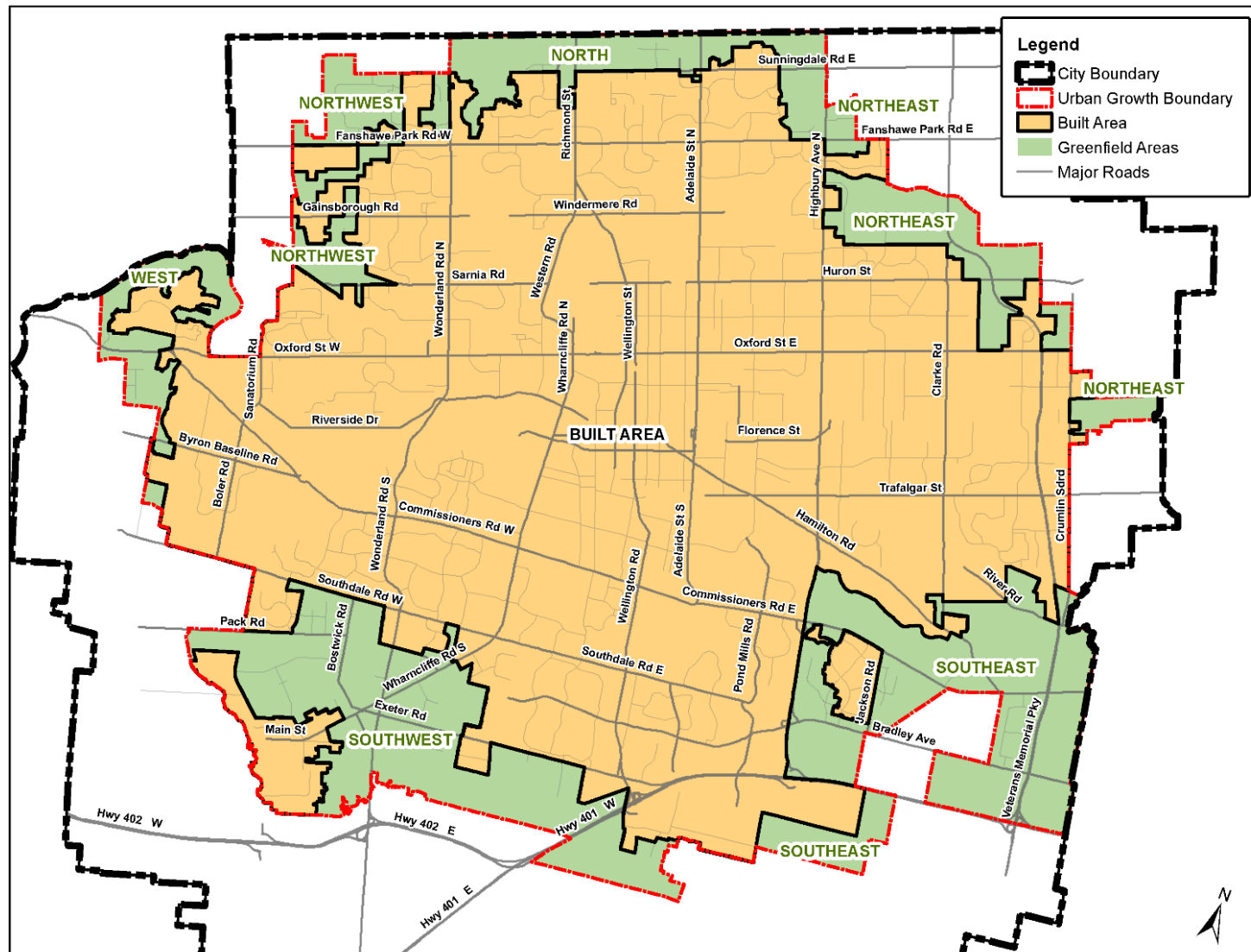
In-force October 20, 2024

Policy 2.1.1

“planning authorities shall base population and employment growth forecasts on Ministry of Finance 25-year projections and may modify projections, as appropriate”

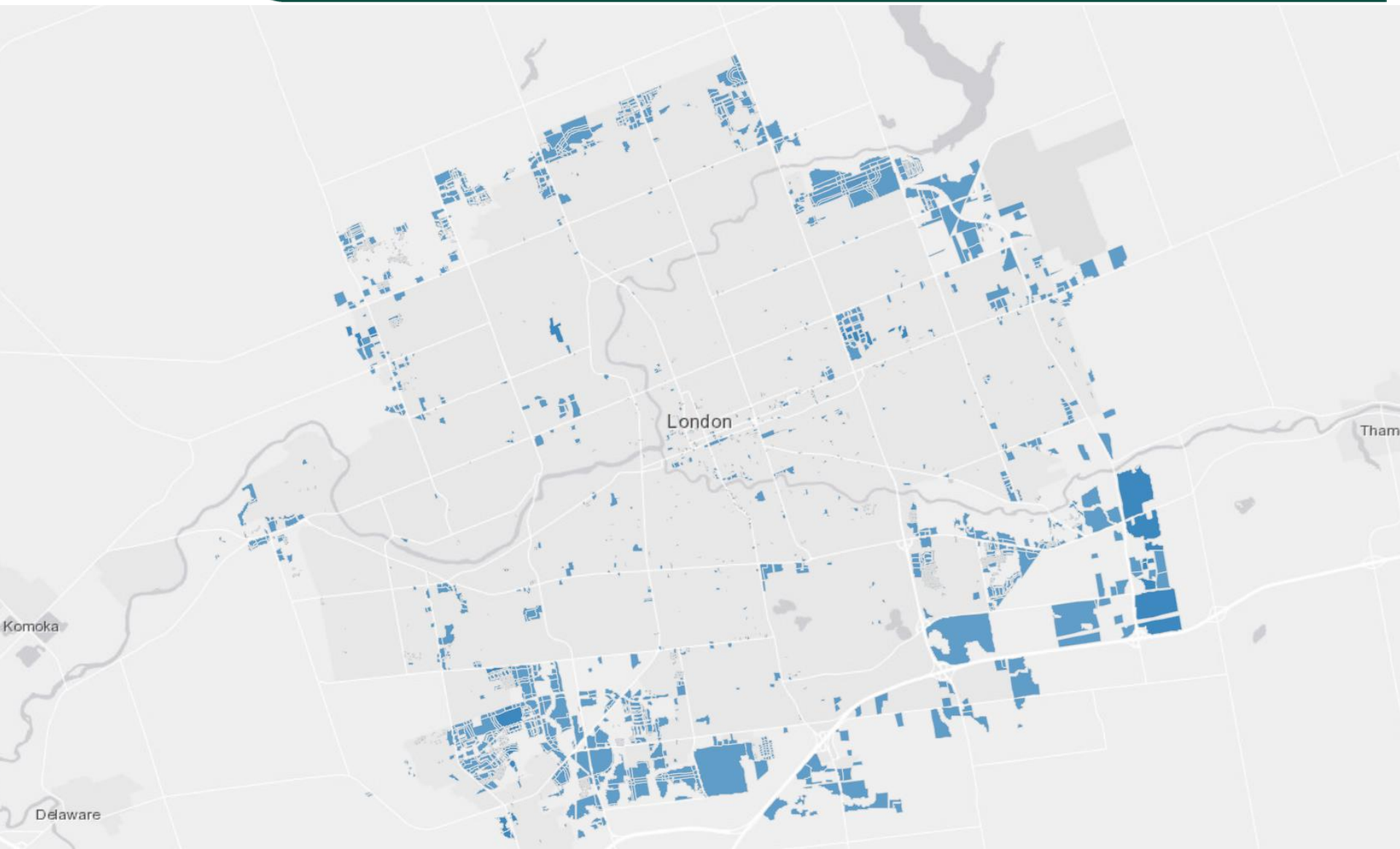
Policy 2.1.3

“sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years”



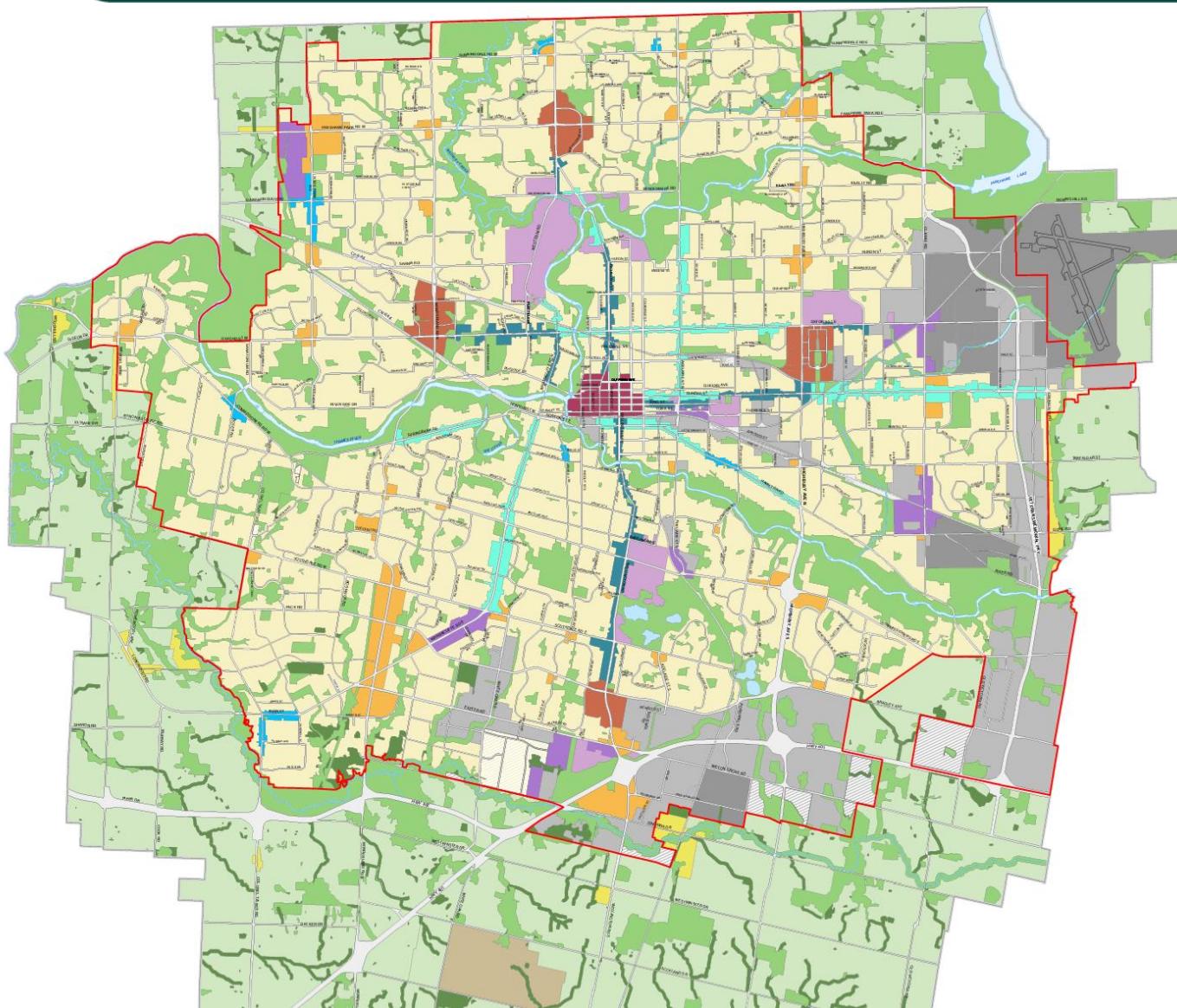


Land Supply example – Vacant land supply to support growth or alternative directions for growth



The London Plan

Map 1 – Place Types



Process for this OP Review

- Dividing by land use category:
 - Industrial land, and
 - Community Growth land (i.e. non-Industrial)
- Phases:
 - Land Needs Assessments (LNA)
 - Followed by Urban Growth Boundary (UGB) Reviews, if required by findings of the LNA
 - Other related policy reviews



Draft Industrial Land Needs Assessment (ILNA)

May 20, 2025

Introduction

- The Industrial Land Needs Assessment is being conducted separate, but concurrent, to the Community Growth Land Needs Assessment
- 2024 PPS definition of Employment Areas:
 - “Those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. [...] Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”
 - The Commercial Industrial Place Type is excluded from the definition of employment areas

Demand

- Employment Growth Rate: 1.5%
- Average Floor Space Per Worker: 111m²
- Floor Area Ratio: 0.23
- Intensification Rate: 25%
- Projected annual gross floor area growth: 67,562 m²
- Resulting demand: 886 hectares total
 - 664 hectares vacant land
 - 221 hectares underutilized land



Supply

Vacant Land Inventory provides the foundation:

Vacant Land

- The entire parcel has not been previously developed upon for its current planned function and this land is available for new developments

Underutilized Land

- A portion of an existing developed parcel is vacant. Underutilized land is in excess of what was initially required and is typically retained for use in potential future expansions. Underutilized land is owned by the existing user and is not available to the general market for new developments.
- For the purposes of the ILNA, intensification is considered development that occurs on underutilized industrial land



Resulting Supply

- Suitable Vacant Land: 575 hectares *
- Underutilized Land: 290 hectares

*Suitable vacant land does not include land that meets the ineligible land criteria and the unsuitable land criteria

Discounted Land - Ineligible

Ineligible Land Criteria

1. Included non-conforming Place Types (such as environmental land)

Note: Only the land area of the non-conforming Place Types was removed, the industrial portions were not removed.

2. Converted to other place types through the industrial land conversions

3. Located within the Regulatory Flood Line

4. Located within the Dingman Creek Screening Area

5. Large environmental features eliminated frontage or access to the developable industrial portions of the property, making them unfit for development

6. Are generally small in size and did not meet the minimum Light Industrial zoning requirements of 0.25 acres in area and / or 30 metres frontage (Section 40, Table 40.3, Zoning By-law No. Z.-1)

Note: Parcels that did not meet the zoning requirements but were able to develop contiguously with adjacent parcels (such as those that share common ownership with abutting lands) or will likely be able to develop with a minor variance are not considered ineligible

Discounted Land - Unsuitable

Unsuitable Land Criteria

1. Adjacent to sensitive land uses, such as Residential Place Types (2024 PPS policy 2.8.1.1)
2. More than 1km from any major goods movement corridor, specifically Veterans Memorial Parkway, Highway 401, or Highway 402 (2024 PPS policy 2.8.1.2)
3. Lack of available water or sewer infrastructure, with no plans for service extension to the area (2024 PPS policy 2.8.2.1)



Draft Redesignations

Ineligible / Unsuitable Land

- That the Civic Administration BE DIRECTED to undertake a review of Ineligible and Unsuitable industrial lands, as identified through the Draft Industrial Land Needs Assessment (Employment Areas), for **possible** land use redesignation
- Not all land that has been identified as ineligible or unsuitable will be redesignated, Council's direction is only to investigate the potential of these parcels
- Once parcels have been identified as having redesignation potential, draft mapping will be brought to additional Reference Group and Community Information Meetings over the summer for consultation

Results

- Underutilized Land Demand: 221 hectares
- Underutilized Land Supply: 290 hectares
 - 69 hectares surplus

- Suitable Vacant Land Demand: 664 hectares
- Suitable Vacant Land Supply: 575 hectares
 - 88 hectares deficit

5-Year Period	Suitable Vacant Land Required (ha)	Remaining Suitable Vacant Land Supply (ha)
-	-	575
2024-2029	89	486
2029-2034	114	372
2034-2039	110	262
2039-2044	133	129
2044-2049	109	21
2049-2054	109	- 88



Landowner Requests

- Requests by landowners for inclusion in the UGB must be submitted by May 30, 2025
- Any sites already received will be reviewed for industrial land use
- More information can be found on the City's Get Involved website under Official Plan Review of The London Plan

<https://getinvolved.london.ca/london-plan-review>



Industrial UGB Evaluation Criteria

- Addressing the need to designate and plan for land to accommodate an appropriate range and mix of land uses
- Parcel shapes, size, configuration, topography, and potential for planned urban uses
- Existing and planned infrastructure will be optimized: a logical integration with master servicing strategies
- Logical and financial viability of servicing new parcels or areas
- Impact on agricultural operations will be minimized, including directing expansions to lower classes of prime agricultural land categories to the extent possible, or mitigation where avoidance is not possible
- Meets the Province's Minimum Distance Separation requirements
- Logical extension of an existing industrial area and/or will be large enough area to accommodate a complete new industrial area (Future Industrial Growth) through phased progression of urban development
- Protection of components of the Natural Heritage System and Built Heritage
- Alignment with economic development objectives and priorities, including the City of London's 2023 Industrial Land Development Strategy



ILNA Next Steps

- Landowner requests for UGB inclusion
 - Deadline: May 30, 2025
- Consultation on potential unsuitable / ineligible land redesignation candidates
 - To be scheduled, summer 2025
- Final ILNA Report to PEC, including potential redesignations of unsuitable / ineligible land
 - September 22, 2025
- Industrial UGB Review
 - Fall 2025
- Final UGB Recommendation Report to PEC
 - Tentatively December 2025



Community Growth (non-Industrial land use) Urban Growth Boundary Review

May 20, 2025



LNA (Community Growth) Timeline

- **April 2023** – Initiation of OP Review and Land Needs Assessment (LNA) Terms of Reference
- **July 2023** – Pause OP Review; continue with LNA
- **March 2024** – reinstantiate a phased OP Review
- **April 2024** – updated draft PPS released by Province
- **June 2024** – Draft Land Needs Assessment (Community Growth) to PEC
- **October 2024** – new Provincial Growth Projections
- **October 2024** – new PPS comes into effect
- ***December 2024*** – *Council approves Land Needs Assessment (Community Growth)*
- **February 2025** – Landowner requests received for sites to evaluate

UGB Review: Criteria

Based on London Plan policy 76

1. Parcel shapes, size, configuration, topography, and developability for planned urban uses
2. Logical and financially viable servicing of new parcels or areas
3. Logical extension of an existing neighbourhood and/or will be large enough area to accommodate a complete new neighbourhood (Future Community Growth)
4. Existing and planned infrastructure will be optimized: a logical integration with master servicing strategies
5. Meets the Province's Minimum Distance Separation requirements (for separation between existing livestock operations and new sensitive land uses)
6. Impact on agricultural operations will be minimized, including directing expansions to lower classes of prime agricultural land categories to the extent possible
7. Protection of components of the Natural Heritage System and built heritage
8. Addressing market demands by location of housing, commercial and/or industrial uses that are not well met by the available land supply



UGB Expansion Directions

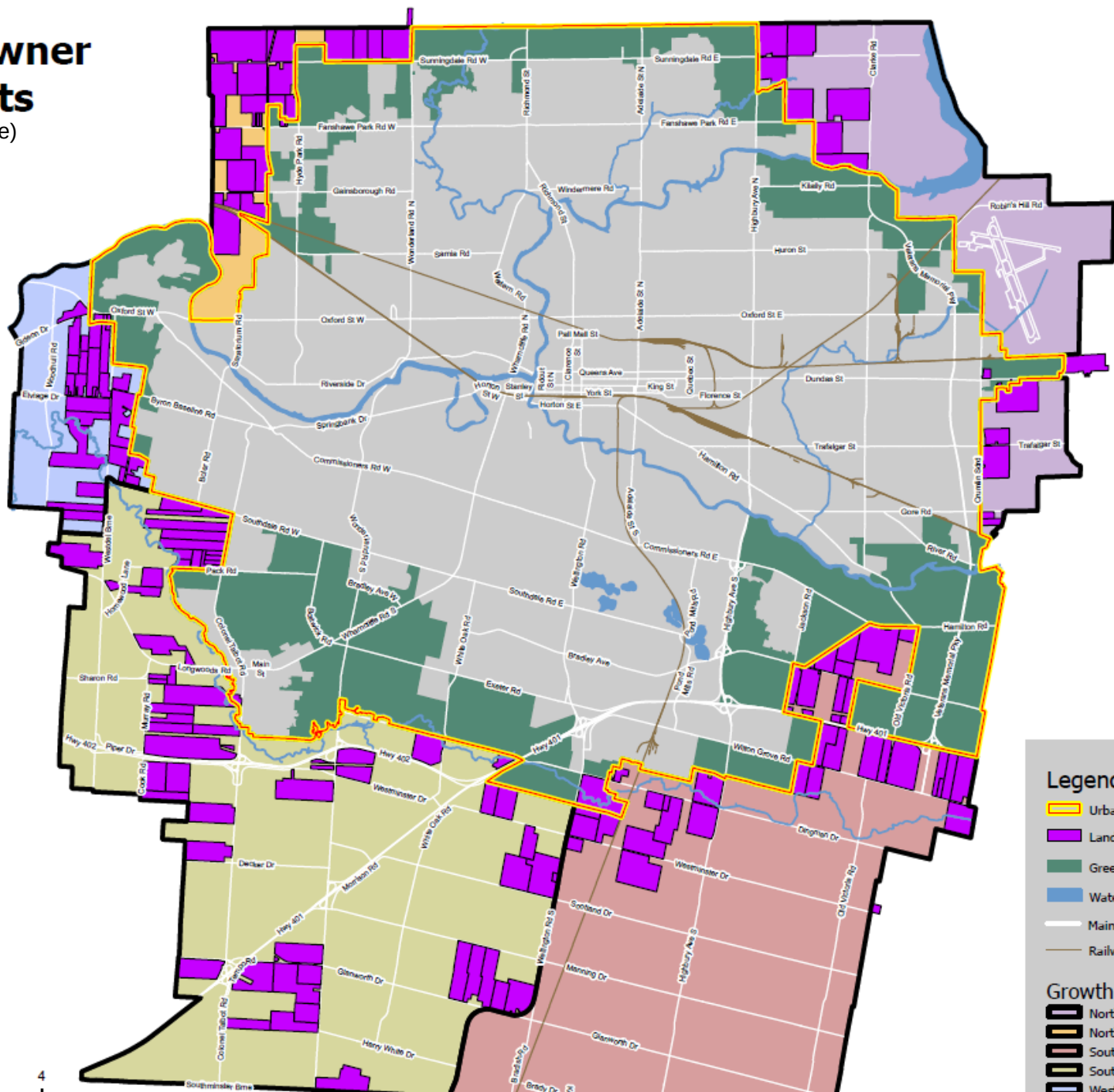
- Dec 2024, Council directed initiation of UGB Review for inclusion of approximately 1,476 hectares of developable land (for non-Industrial uses)
 - 30-year time horizon
 - Maximum permitted under 2024 Provincial Planning Statement
- Council also directed an alternative scenario of approximately 2,000 ha, if Provincial support is received
- Jan 2025, Province responded that municipal Official Plan Reviews must be consistent with the 2024 Provincial Planning Statement



Landowner Requests - Sites Received to date

May 20, 2025

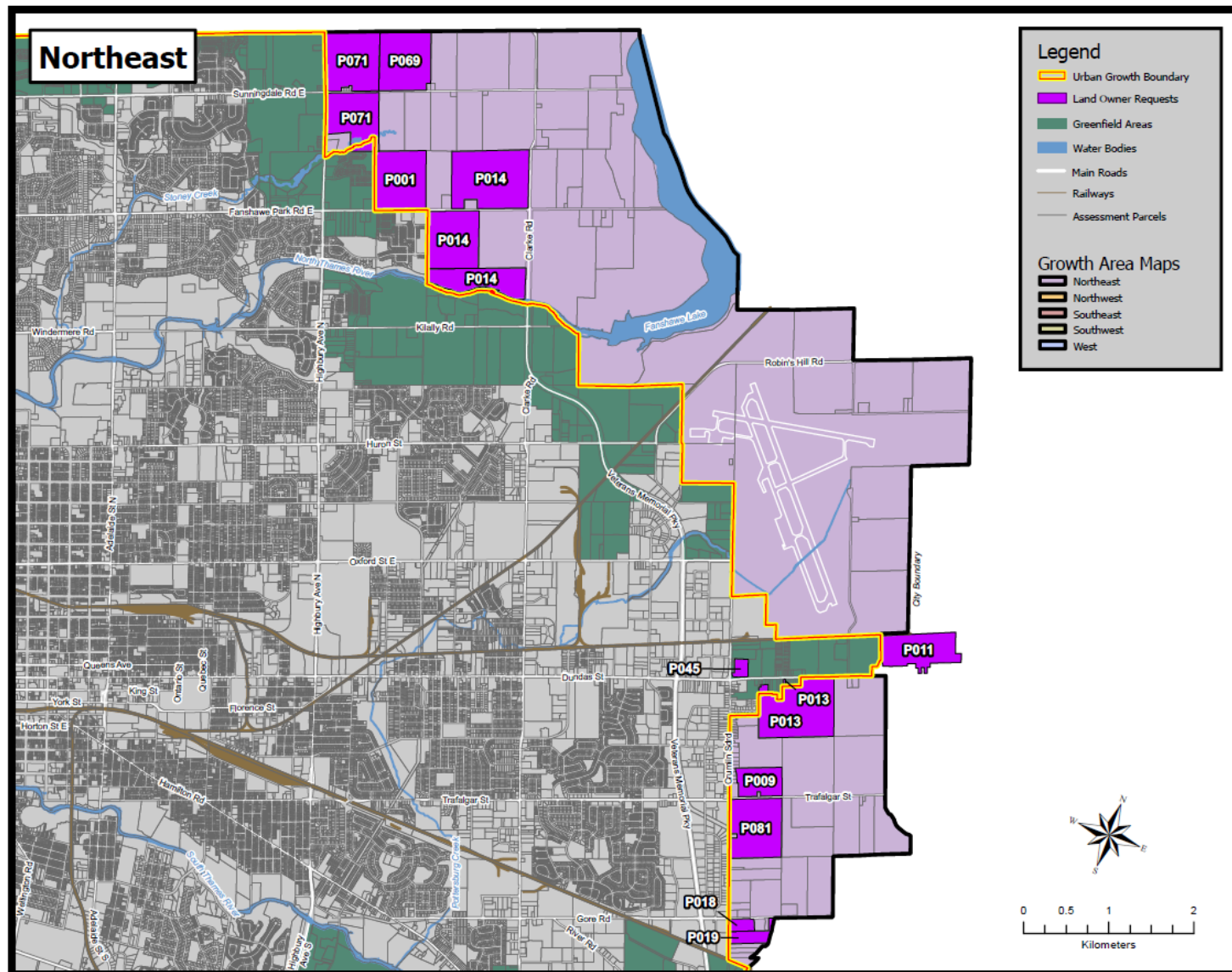
(received to date)



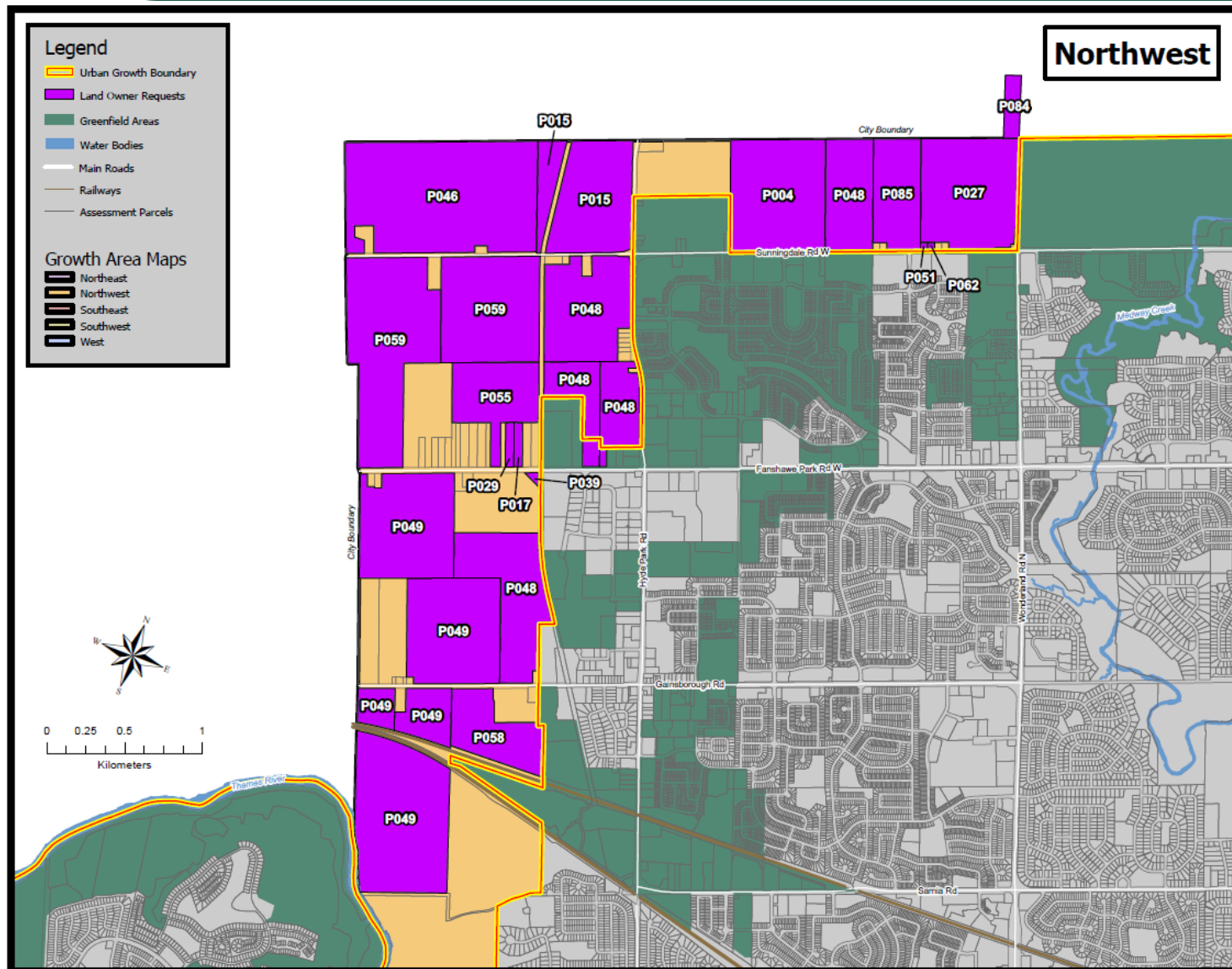
 Urban Growth Boundary
 Land Owner Requests
 Greenfield Areas
 Water Bodies
 Main Roads
 Railways

- Northeast
- Northwest
- Southeast
- Southwest
- West

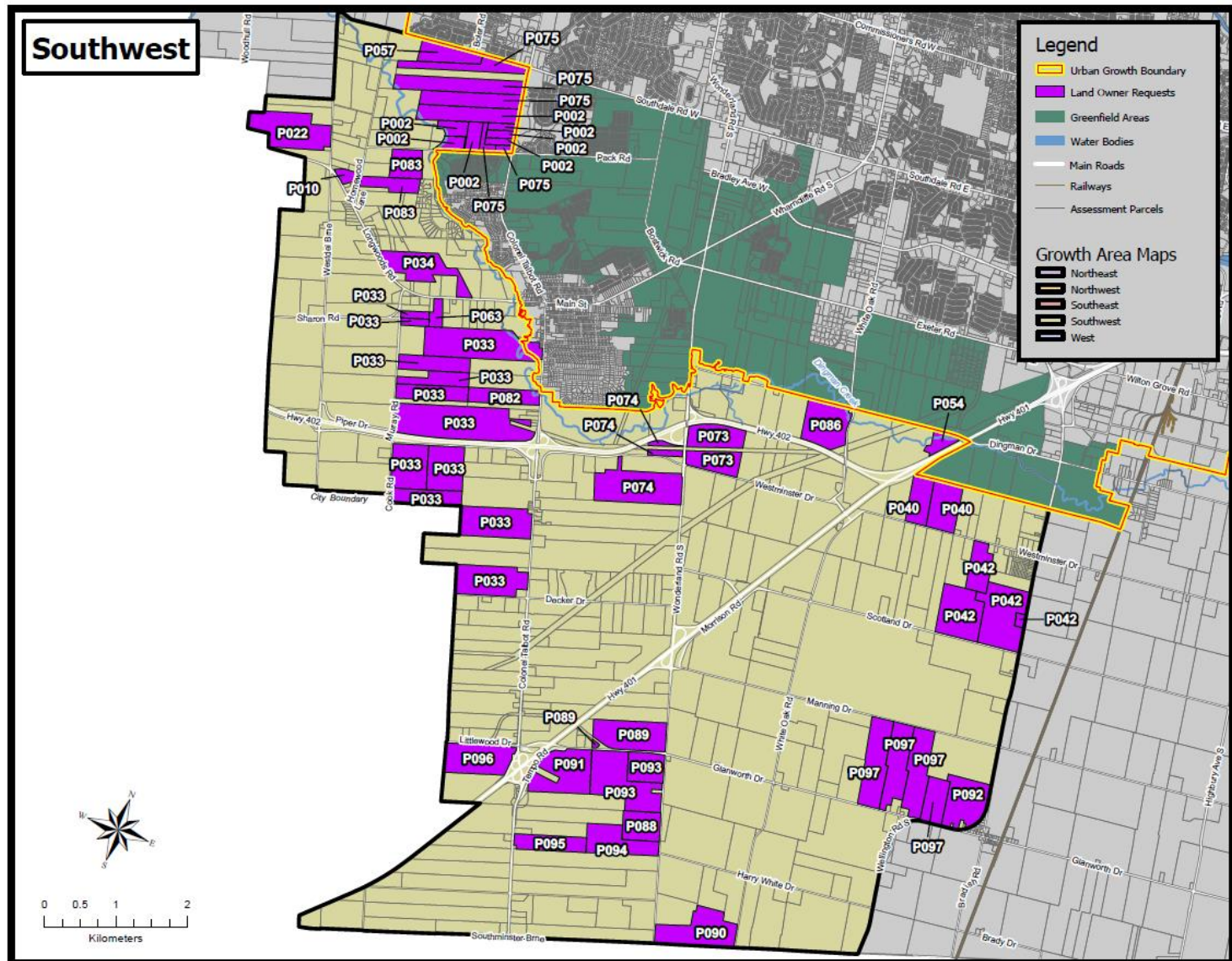
Northeast - Landowner Requests received to date



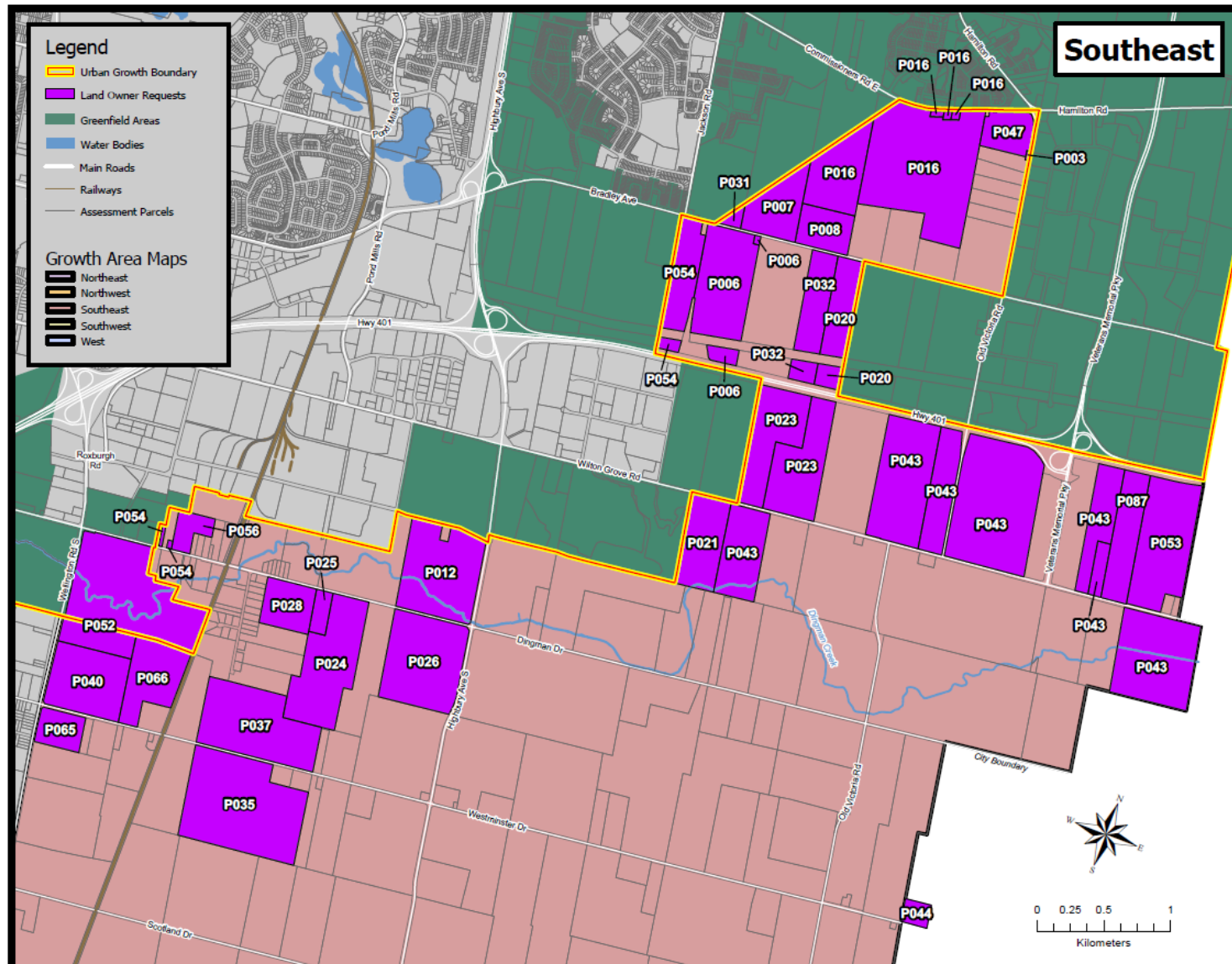
Northwest - Landowner Requests received to date







Southeast - Landowner Requests received to date





Site/Area Evaluation: Key Considerations

May 20, 2025

Key factors for preliminary UGB expansion recommendation

- Servicing – ranking of servicing
 - Wastewater treatment plants – relatively costly
 - Requirement for new/upgraded plants
 - Capacity constraints at plants and pumping stations
- Indigenous engagement
- Agriculture: minimum distance separation to buffer between livestock and sensitive land uses (e.g. residential)
- Site/area/development constraints
- Buffering from natural features

Servicing Considerations

- Consider speed and certainty of process timing
 - EAs, land acquisition, intergovernmental agreements
- Minimizing of upgrades/costs
- Minimize environmental impact
- Minimize impact on Indigenous communities
- Minimize impact on neighbouring municipalities
- Servicing solution not leapfrogging over sewer shed
- Recognize intensification and greenfield development
 - Recognize intensification's need for capacity at existing plants and sewers
- Minimize number of plants being worked on at once

Wastewater Treatment Plant Upgrades – Full Build-out (MOF 2024 Growth)

Magnitude of Cost (\$ Million)



Note: Pottersburg includes decommissioning of Vauxhall plant and “non-growth” component.



Wastewater Treatment Upgrades – Full Build Out

- Greenway capacity primarily reserved for existing built area growth (intensification, e.g. Downtown, Rapid Transit Corridors, Shopping Area and other infill)
 - Also serves Southwest area
- Pottersburg includes decommissioning of Vauxhall plant and “non-growth” component
- Plant and pumping station capacity constraints in different urban areas
- Indigenous, environmental and timing concerns with previous “Southside” plant solution



“Southside” Pollution Control Plant

- Previously refused by City Council
- Servicing for southern and westernmost areas of city
- Length of time and uncertainty
 - Approximately 5.5 km from plant to outlet in Thames River
 - Requires agreements with County
 - Possible land acquisitions
 - Significant EA and predesign process
 - Significant Indigenous consultation required
- Indigenous communities have expressed significant concerns with sewage and effluent outlets close to their communities

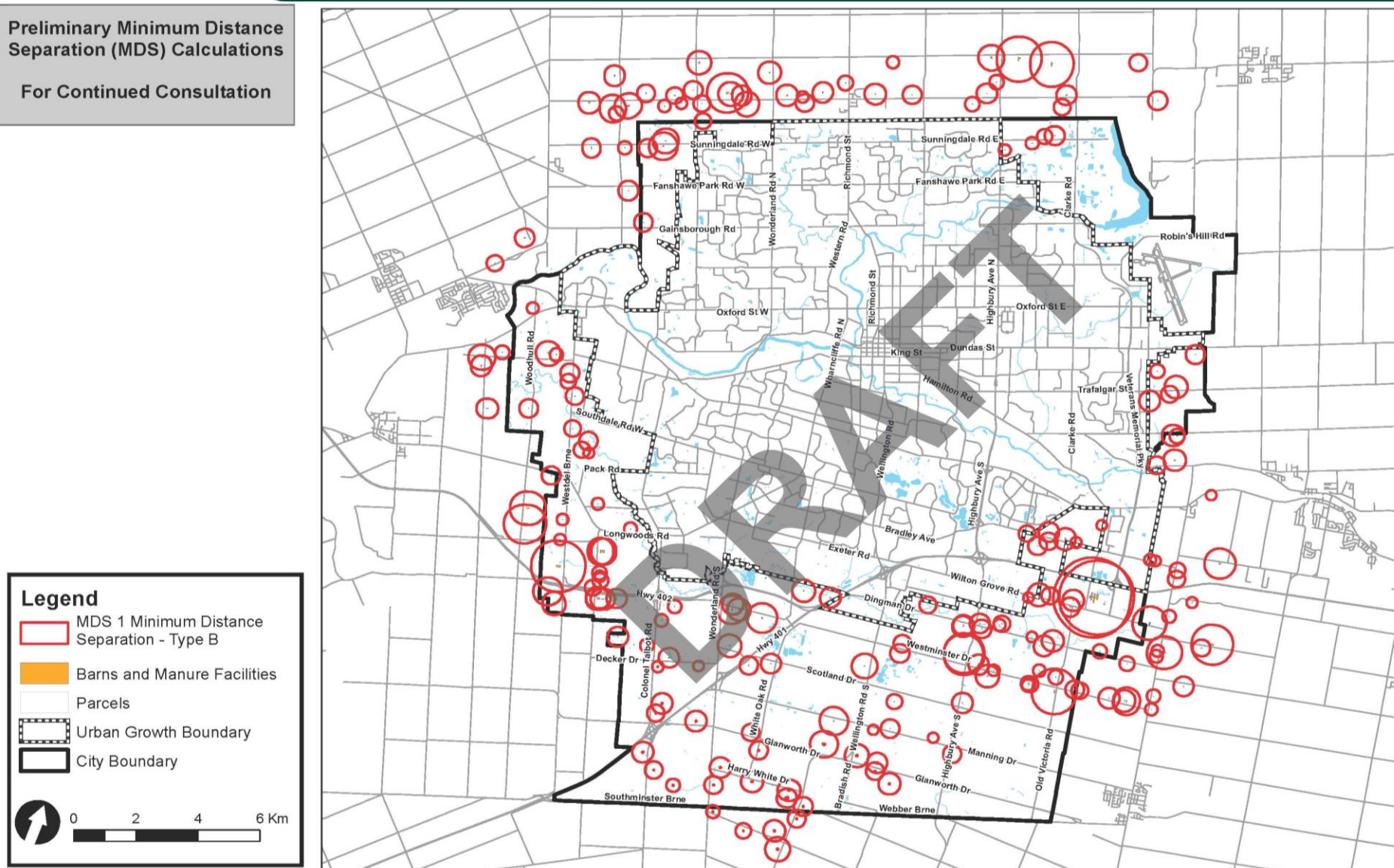
Indigenous Engagement

- Meaningful early engagement with Indigenous Communities is required to consider their interests in municipal land use planning processes (*Provincial Planning Statement*, 2024)
- First Nations relationships and meaningful partnerships (ReconciliAction Plan, May 1, 2025 SPPC)
- Engagements are ongoing
- Have expressed significant concerns with urban growth moving closer
- Significant concerns with sewage/effluent outlets near their communities (result of further south / southwest development)

Minimum Distance Separation (MDS) from livestock facilities

Preliminary Minimum Distance Separation (MDS) Calculations

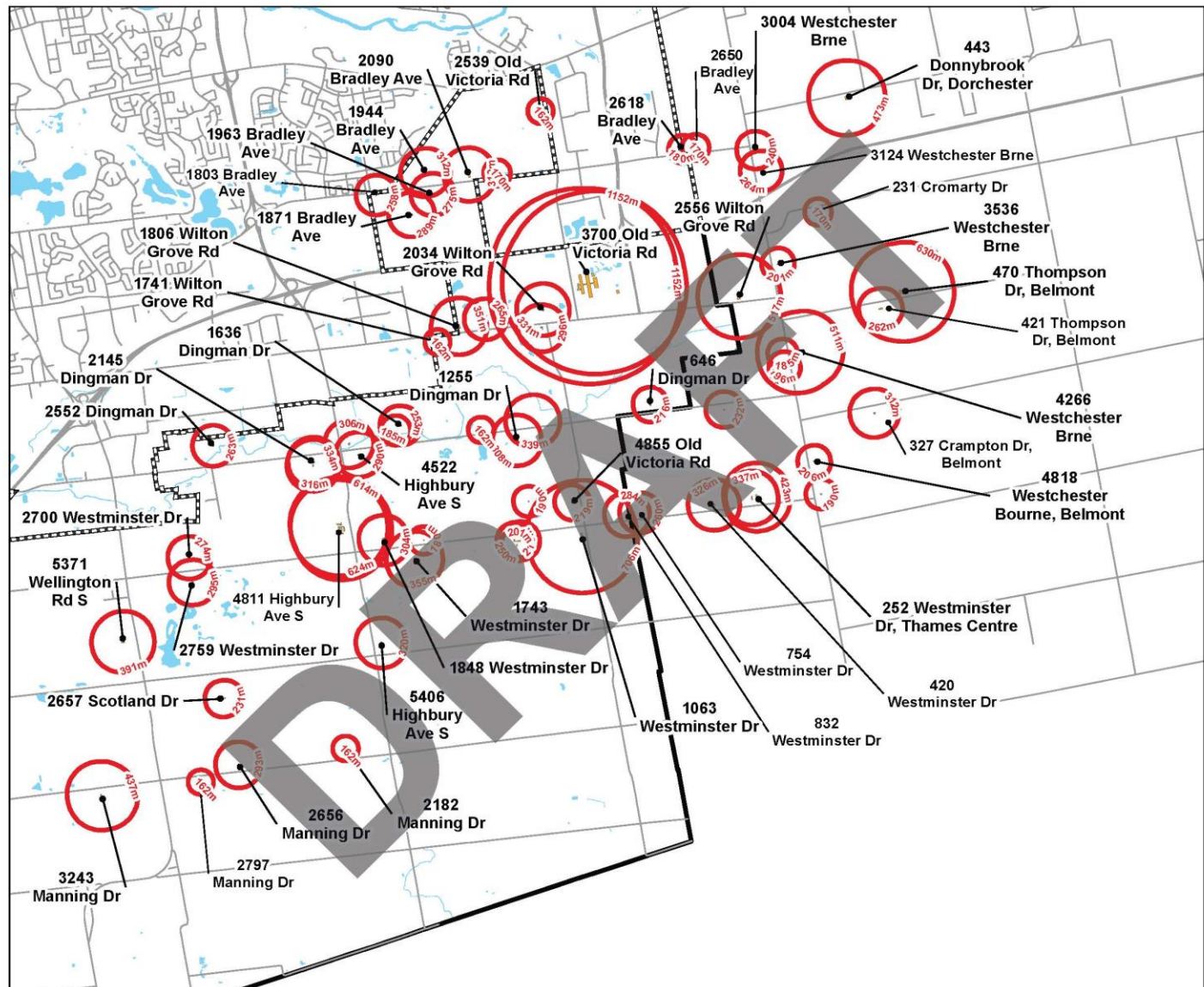
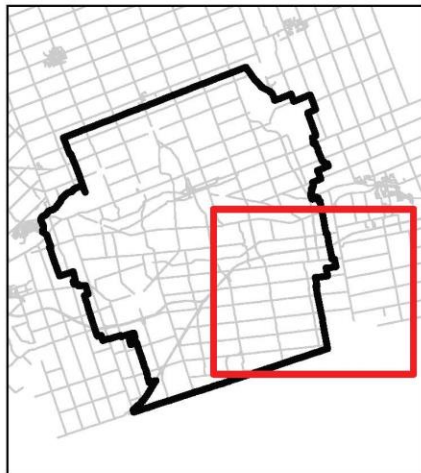
For Continued Consultation



Minimum Distance Separation (MDS) – southeast example

Preliminary Minimum Distance Separation (MDS) Calculations:
Southeast

For Continued Consultation



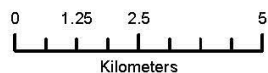
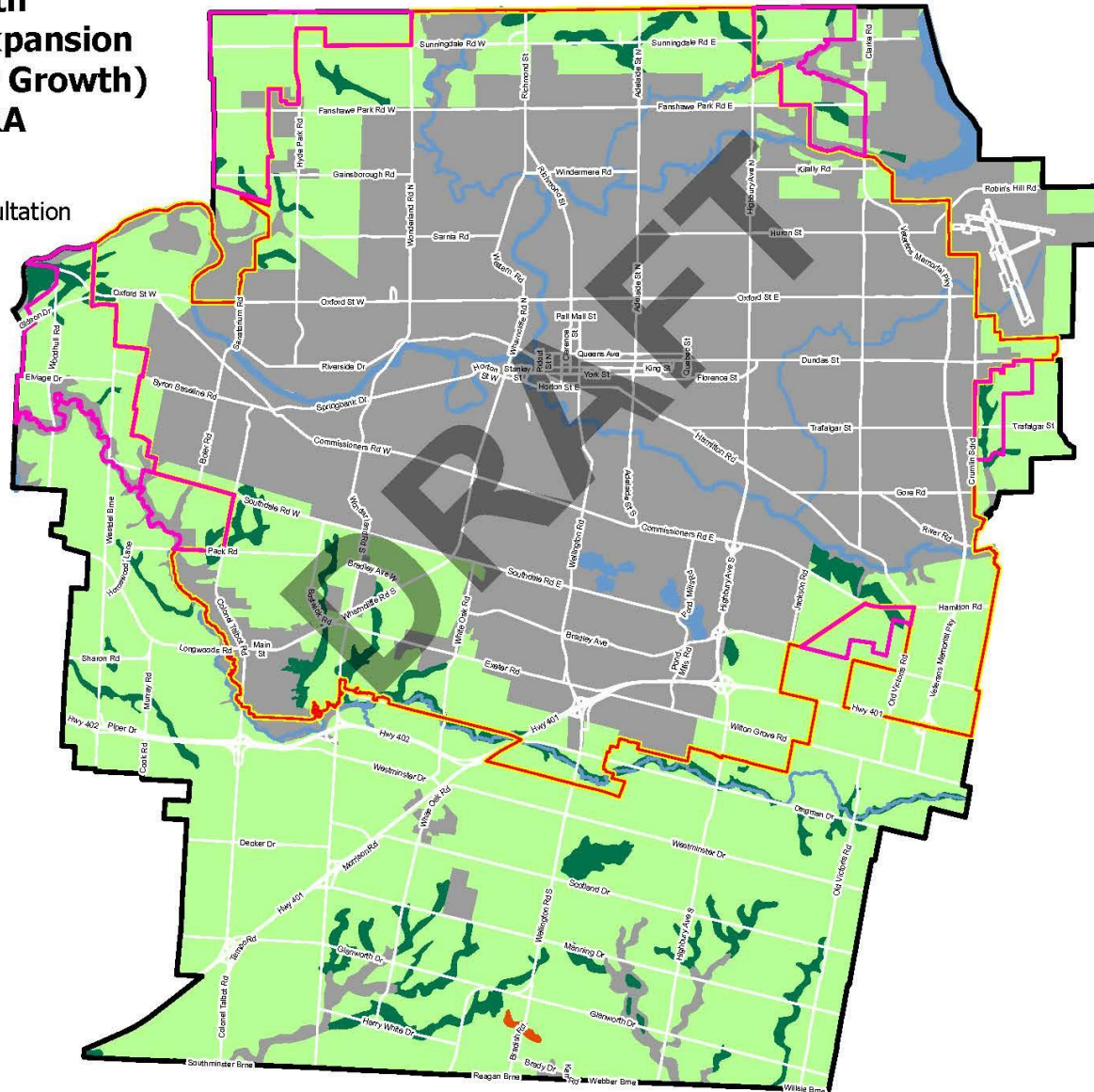
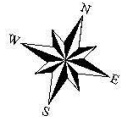
Legend

-  MDS 1 Minimum Distance Separation - Type B
-  Barns and Manure Facilities
-  Road Network
-  Urban Growth Boundary
-  City Boundary



Proposed Urban Growth Boundary Expansion (Community Growth) With OMAFRA Soil Survey

for continued consultation



Legend

- Urban Growth Boundary
- Proposed Urban Growth Boundary Expansion (Community Growth)

OMAFRA Soil Survey

- 0
- 1-3
- 4-7
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- Water Bodies
- Main Roads
- Railways

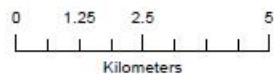
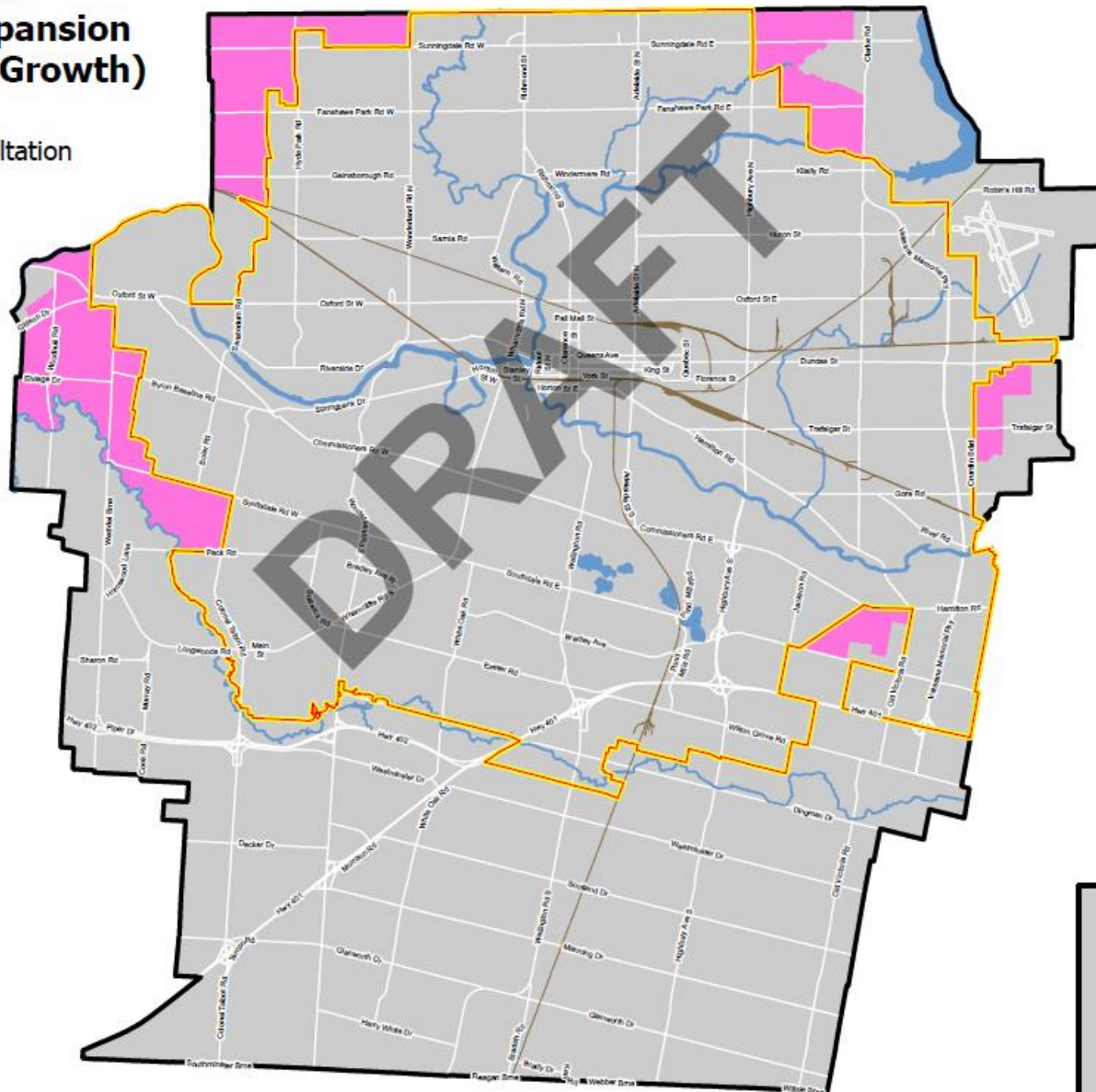


Proposed UGB (Community Growth) Expansion – for continued consultation

May 20, 2025

Proposed Urban Growth Boundary Expansion (Community Growth)

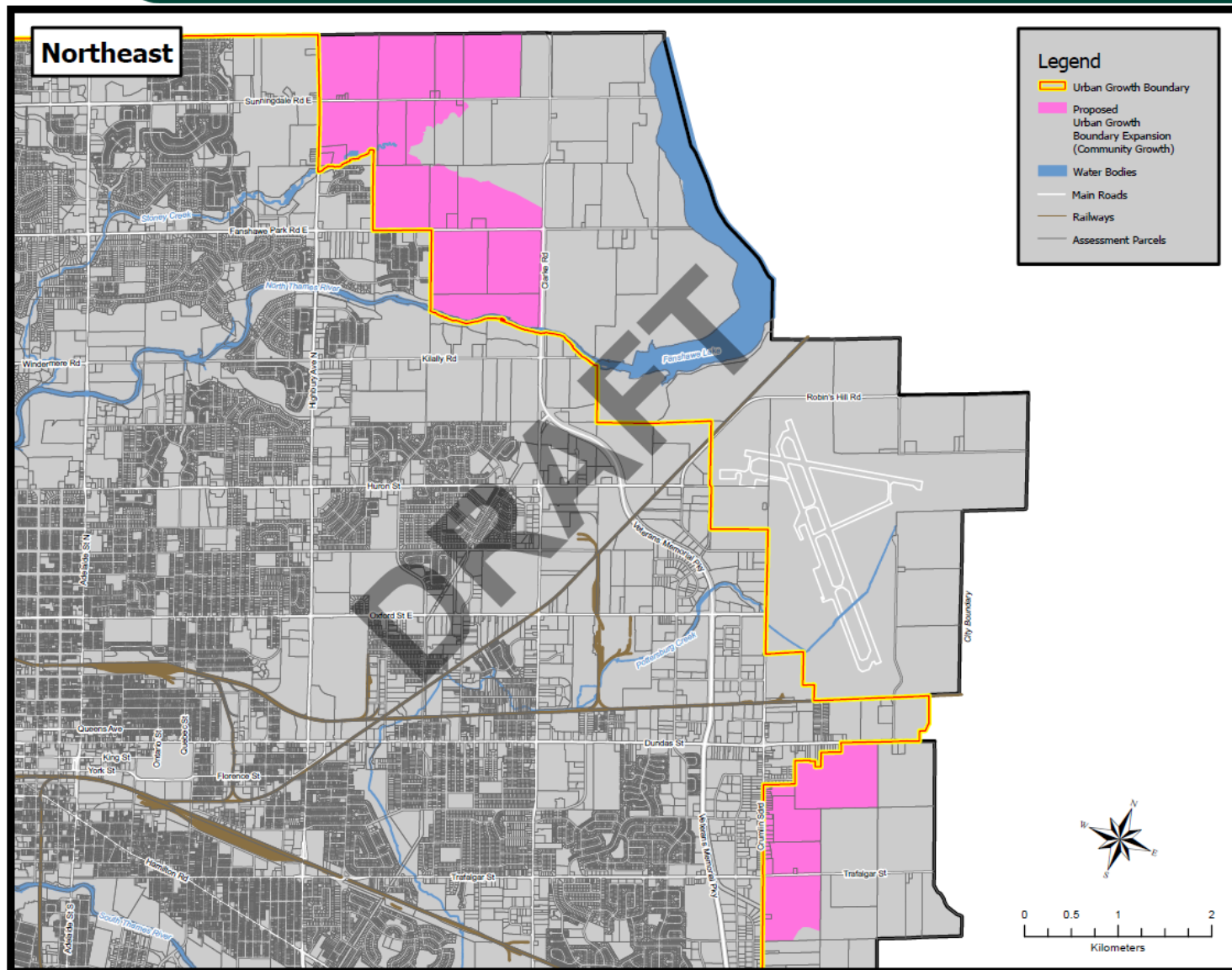
for continued consultation



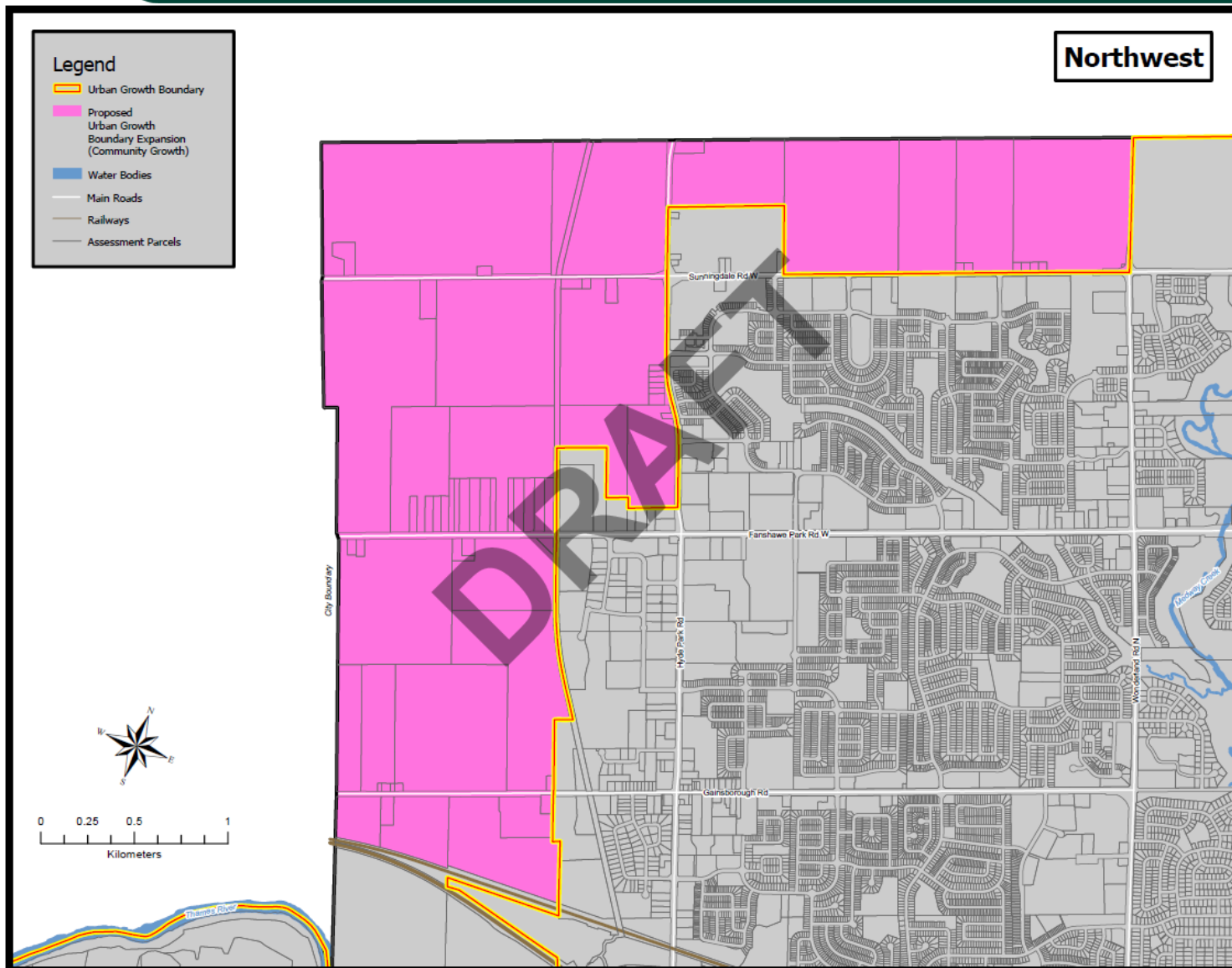
Legend

- Urban Growth Boundary
- Proposed Urban Growth Boundary Expansion (Community Growth)
- Water Bodies
- Main Roads
- Railways

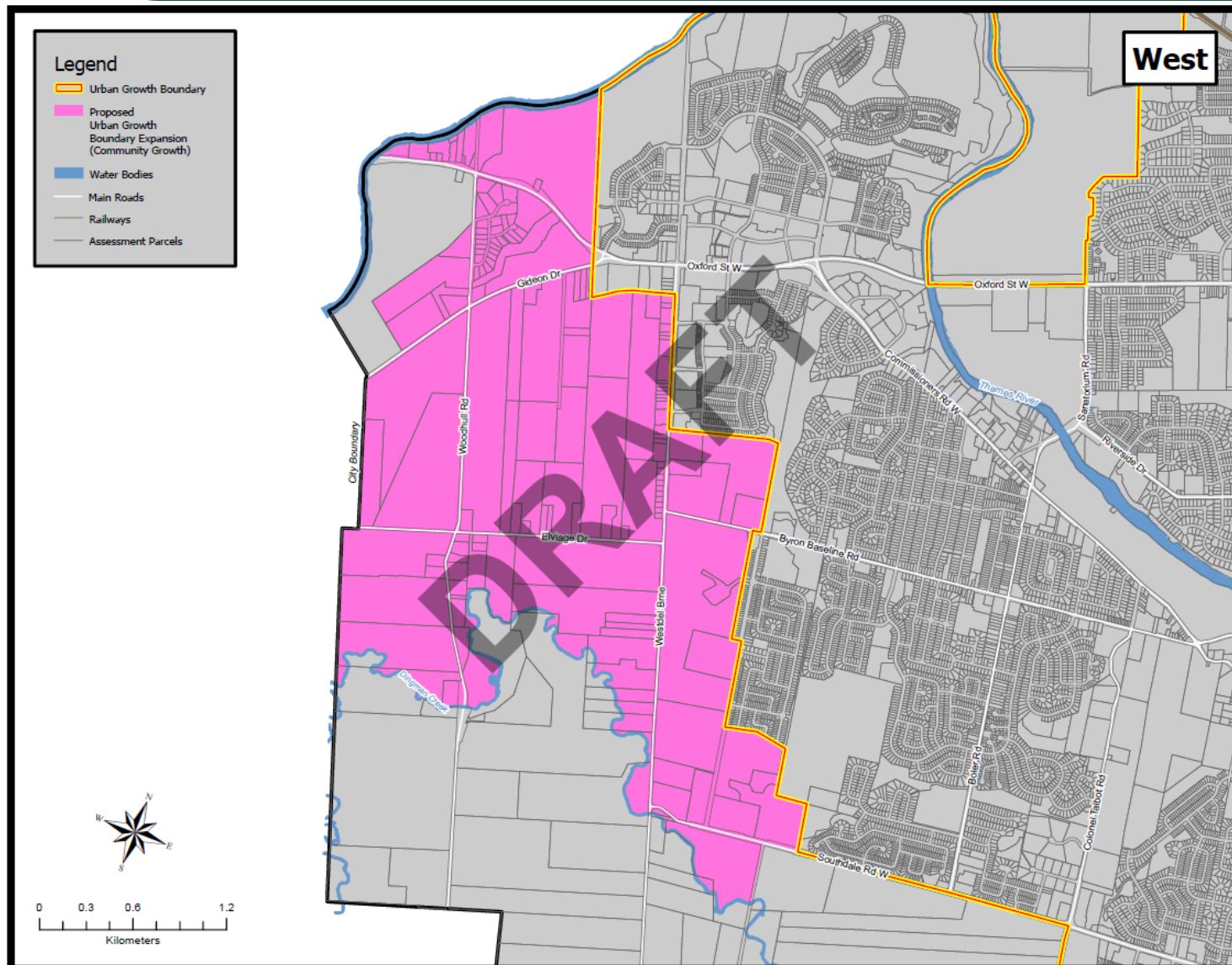
Northeast - Proposed UGB (Community Growth)



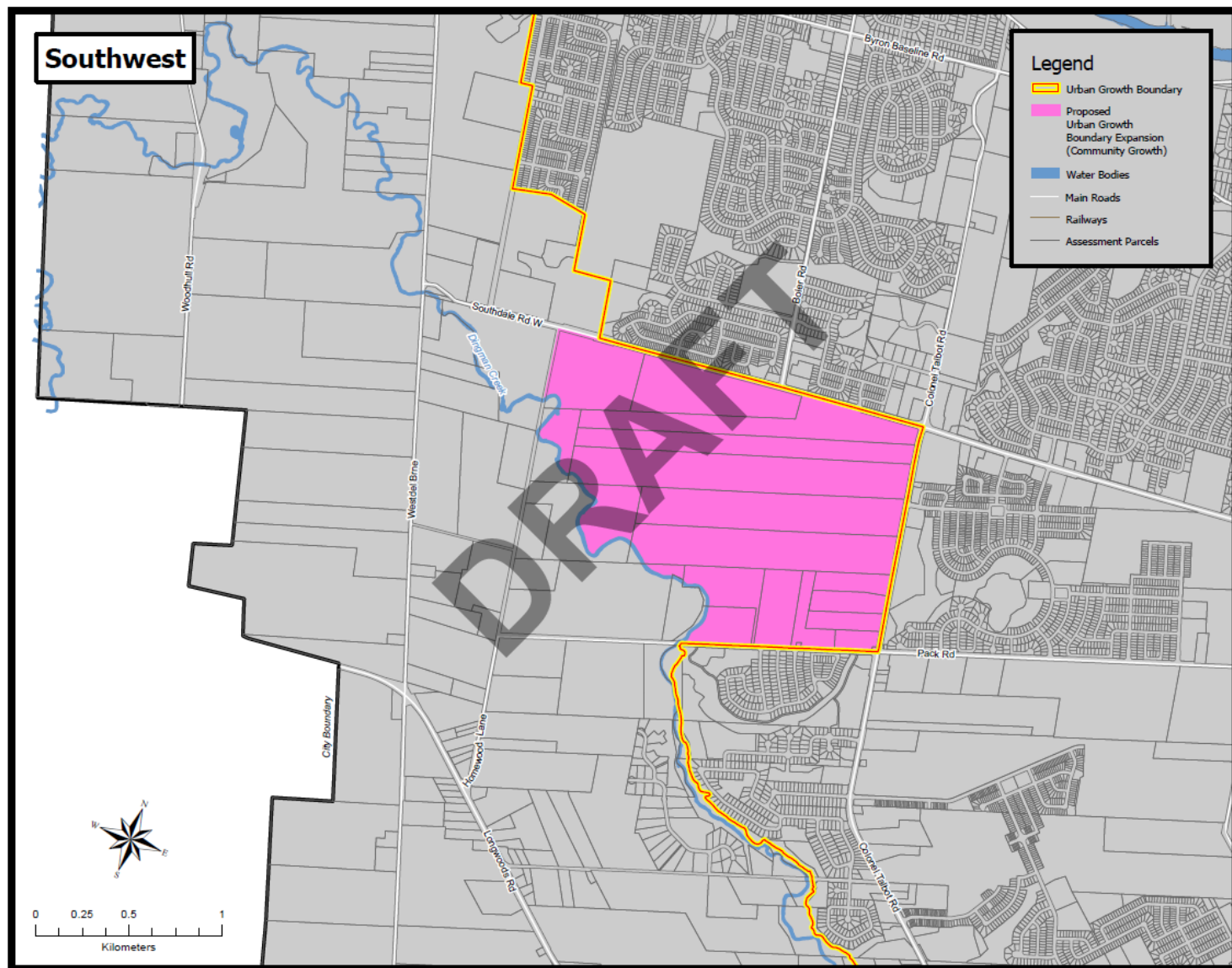
Northwest - Proposed UGB (Community Growth)



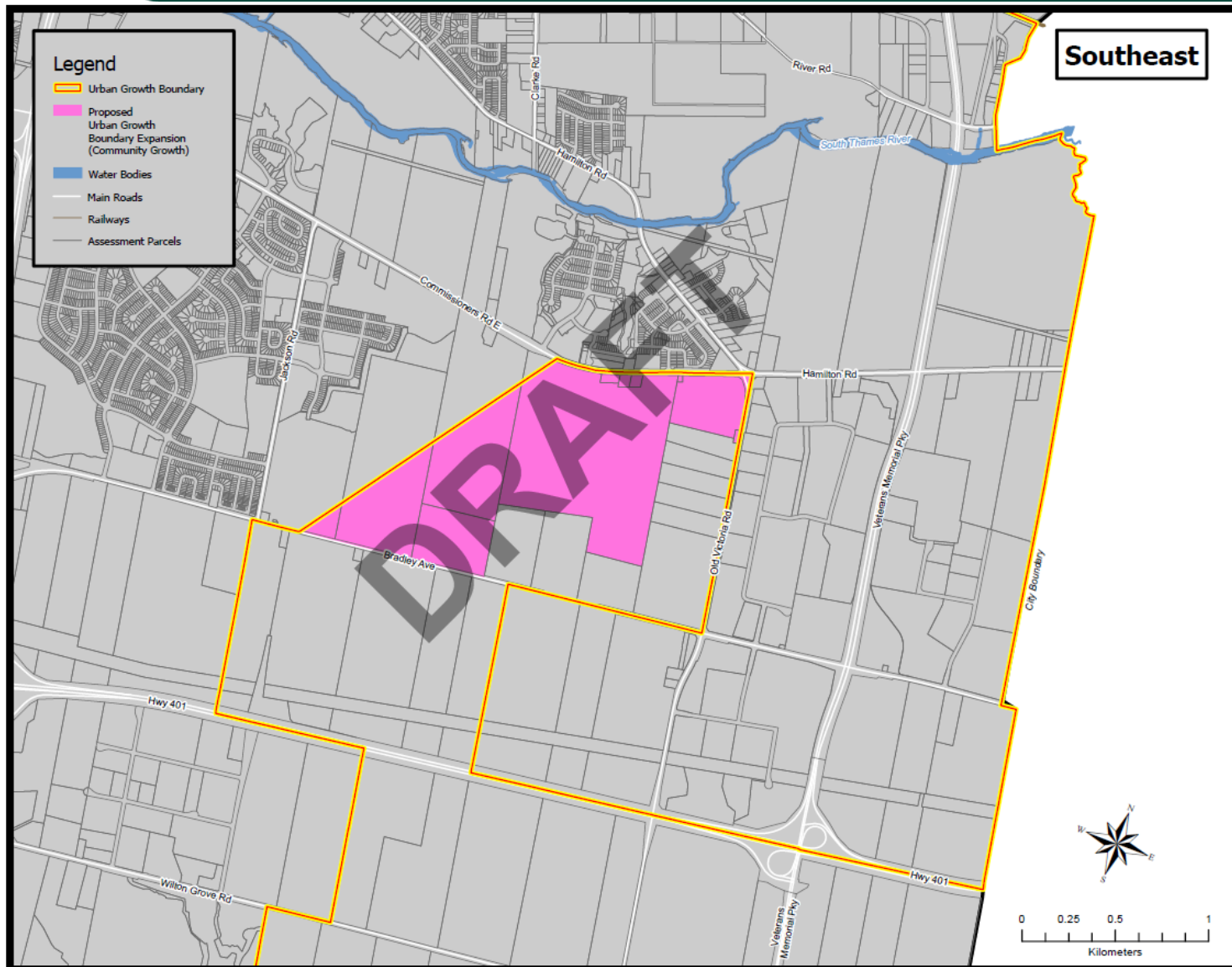
West - Proposed UGB (Community Growth)



Southwest - Proposed UGB (Community Growth)



Southeast - Proposed UGB (Community Growth)



Next Steps

- June 23 PEC Report
 - Report to be Received for Information
 - Draft UGB (Community Growth) is for continued consultation
- Continued consultations – Summer / Fall
- Sept 22 PEC Report
 - Final Industrial LNA
 - Sites for Industrial redesignation (based on availability/suitability of alternative Place Types)
- Recommendation Report - Q4 2025
 - UGB for both categories of land use (Employment Area and Community Growth), including Environmental Place Types and developable Place Types



<https://getinvolved.london.ca/london-plan-review>

May 20, 2025