

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Draft Land Needs Assessment of The London Plan
File O-9595
Public Participation Meeting

Date: June 11, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Section 26 Official Plan Review of The London Plan and Land Needs Assessment:

- (a) That the proposed by-law attached hereto as Appendix "A" to adopt Phase 1A of the Section 26 Review of The London Plan, **BE INTRODUCED** at the Municipal Council meeting being held on June 25, 2024 and **BE FORWARDED** to the Ministry of Municipal Affairs and Housing for approval;
- (b) That the Minister of Municipal Affairs and Housing **BE ADVISED** that Municipal Council declares that Phase 1A of the Section 26 Review of The London Plan does not conflict with provincial plans, has regard to the matters of provincial interest, and is consistent with the Provincial Policy Statement.
- (c) That the draft Land Needs Assessment (Community Growth) attached hereto as Appendix "B" **BE RECEIVED** for continued consultation with the community and development industry, and during future meetings of the Housing Supply Reference Group.
- (d) That notwithstanding the Council-approved corporate growth projections for 2021-2051, the 2023 Ministry of Finance population projections **BE ENDORSED** for use as the basis for the Land Needs Assessment of The London Plan and Urban Growth Boundary Review; and
- (e) That this report **BE RECEIVED** for information.

IT BEING NOTED THAT Appendix "A" under clause (a) above, which is adopting Phase 1A of the Section 26 Review of The London Plan, incorporates the following matters and materials:

1. Changes to references to the planning horizon of The London Plan from 20 years to 25 years;
2. Greenfield density target (as set out in the draft Provincial Policy Statement, 2024); and
3. Industrial Conversion amendments, including changes from Industrial Place Types or adjacent Place Types within Industrial nodes or corridors to other non-Employment Place Types of The London Plan.

IT BEING FURTHER NOTED that following additional consultations, the Land Needs Assessment for Community Growth will be presented to future meetings of Council. The Industrial Land Needs assessment will also be presented to a future meeting of Council.

IT BEING FURTHER NOTED the Council-approved Growth Projections will be used for all other corporate initiatives, including the 2028 Development Charges Background

Study.

Executive Summary

The purpose of this report is to seek Council direction on Phase 1A of the Official Plan Review of The London Plan and Land Needs Assessment for Community Growth. Phase 1A includes a greenfield density target consistent with the draft Provincial Planning Statement (PPS) and recommended Industrial Conversions from Industrial Place Types or adjacent Place Types within industrial nodes or corridors to other non-Industrial Place Types of the London Plan.

Following Council direction on April 2, 2024, it is recommended that amendments related to a 25-year planning horizon and approved industrial land conversions be adopted by Council and forwarded to the Ministry of Municipal Affairs and Housing for Provincial approval under Section 26 of the Planning Act. The new draft Provincial Planning Statement (PPS) also introduces growth management changes which are recommended to be incorporated into the Official Plan review of The London Plan. The Phase 1A amendment attached to this report includes a London Plan Amendment for a greenfield density target, consistent with the Provincial policy direction.

Second, this report includes a draft Land Needs Assessment (LNA) for community growth land uses. This draft is for continued consultation with the community and development industry partners, noting that the 25-year planning horizon and 2023 Ministry of Finance population growth forecast have been incorporated into the draft review. The Province's minimum greenfield density target is also included in the draft LNA for community growth uses, and this minimum value has a significant impact on the land need that is identified in the draft LNA. A separate Industrial land needs assessment will be presented to a future meeting of Council, targeting Q3 2024. As such, the draft LNA in this report reviewed land use demands for residential, institutional, and commercial land uses.

The draft LNA has identified an overall need of a minimum of 450 hectares of additional lands to be added to the municipality's urban area for new residential uses. The 450 hectares value is for fully developable lands and does not include natural heritage, natural hazard, and other community land uses to create complete communities, so depending on the lands added to the Urban Growth Boundary in future, the total hectareage of the urban expansion has the potential to vary greatly compared to the number of hectares identified as the residential need. The findings of the Draft LNA (Community Growth) will be subject to continuing consultation.

Staff are recommending extending the consultation period for this project based on comments that have been received to date. Part of this consultation will include a series of further meetings with the Housing Supply Reference Group. As such, the LNA is presented as a draft for the purposes of additional community and housing industry review.

Lastly, this report notes several related City of London initiatives, such as the Targeted Actions to Increase London's Housing Supply and policy reviews related to the Federal Housing Accelerator Fund (HAF). These initiatives will continue in parallel with the forthcoming phases of the Official Plan Review and will inform future recommendations to Council.

The amendments in Appendix A constitute Phase 1A of the Section 26 Official Plan Review of The London Plan. In Accordance with the *Planning Act*, the approval authority is the Provincial Ministry for Council-adopted Official Plan Reviews. The amendments do not conflict with provincial plans, have regard to the matters of public interest, and are consistent with the Provincial Policy Statement 2020 and proposed new PPS, as well as the vision and key directions of The London Plan.

Linkage to the Corporate Strategic Plan

The Official Plan Review under Section 26 of the *Planning Act* will contribute to the

advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Strategic Plan Area of Focus: Housing and Homelessness**, by ensuring London's growth and development is well-planned and consider use, intensity, and form.
- **Strategic Plan Area of Focus: Climate Action and Sustainable Growth**, by ensuring infrastructure is built, maintained and secured to support future growth and protect the environment.

Discussion and Analysis

1.0 Background

In December 2022, Council approved growth projections for the 2021-2051 time period. Subsequently, an Official Plan Review of The London Plan was initiated under Section 26 of the *Planning Act*. Terms of Reference for the Review were presented at a special meeting of Council on April 11, 2023.

Noting proposed changes to the Provincial Policy Statement issued by the Province in April 2023, the Official Plan Review was paused in July 2023; however, the Land Needs Assessment component of the review was continued to address housing and land use supply needs.

After consulting with Ministry of Municipal Affairs and Housing staff, the City reinitiated the Section 26 Official Plan Review as a phased review in March 2024. A future special meeting before Council will be held if updates to the review's 2023 terms of reference are required based on any changes to the PPS or other legislation.

The following report includes phase 1A of the review for Council's adoption and circulation to the Ministry for provincial approval. It also includes a draft LNA for further consultation.

2.0 Draft 2024 Provincial Planning Statement

On April 10, 2024, the Province released an updated draft Provincial Planning Statement (PPS) on the Environmental Registry of Ontario with a commenting deadline of May 12, 2024.

While not yet approved as of the time of writing of this report, the draft 2024 PPS identifies Provincial direction for the land use policy framework in Ontario, and includes significant changes pertaining to the Official Plan Review and Land Needs Assessment as follows:

- Municipalities' population and employment growth forecasts shall be based on Ministry of Finance 25-year projections and may be modified as appropriate (draft 2024 PPS policy 2.1.1).
- Municipalities are encouraged to establish density targets for "designated growth areas" (i.e. Greenfield areas), while a target of 50 residents and jobs per gross hectare is encouraged in these areas for large and fast-growing municipalities (including London). Municipalities may go beyond the minimum target and revisit it at the time of each official plan update (draft 2024 PPS policy 2.3.1.5).
- Designated growth area is redefined to include lands added to settlement areas that have not yet been fully developed.

Additionally, the draft 2024 PPS proposes several changes to Industrial lands, which will be brought forward in the subsequent Industrial Land Needs report. Those changes include a new definition of "Employment Area" in alignment with the *Planning Act* definition of "area of employment", which is:

“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. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”

Stand-alone institutional, commercial, retail and office uses are not considered part of Employment Area. The Industrial Place Types of The London Plan currently permit many of the uses that would be excluded from the definition of “Employment Areas”.

The draft 2024 PPS encourages industrial, manufacturing and small-scale warehousing uses in strategic growth areas and other mixed-use areas outside of employment areas. Such light industrial uses are permitted in the Commercial Industrial Place Type of The London Plan. The Commercial Industrial Place Type permits primarily commercial uses (i.e., retail and office), and therefore has been evaluated as commercial in the draft Land Needs Assessment land calculations.

Additional review of Industrial Place Type policies is anticipated in a subsequent phase of the Official Plan Review. Subject to a new PPS, the potential changes to The London Plan may include, but are not limited to, the definition of “Employment Areas”, mapping and policies pertaining to the employment areas.

Phase 1A of the Official Plan Review does not conflict with provincial plans, has regard to matters of provincial interest, is consistent with the Provincial Policy Statement 2020 and consistent with direction of the proposed 2024 Provincial Planning Statement.

3.0 Growth Projections

On December 13, 2022, Council endorsed the Reference Growth Scenario outlined in final report prepared by Watson and Associates Economists entitled “Population, Housing and Employment Growth Projection Study, 2021-2051”. The Reference Scenario was endorsed as the City of London’s corporate growth forecast, including for use in *Planning Act* and *Development Charges Act* initiatives.

On April 2, 2024, Council directed staff to apply the 25-year planning horizon to the Land Needs Assessment.

On April 12, 2024, the Province released a new draft *Provincial Planning Statement* on the Environmental Registry of Ontario. The new draft policy proposed further changes to the growth management policy framework and added direction related to the application of growth forecasts:

As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ministry of Finance 25-year projections and may modify projections, as appropriate. (Policy 2.1.1)

Notwithstanding that Council approved corporate growth projections in December 2022, the draft LNA applies the 2023 Ministry of Finance population projections for land use purposes, consistent with the new PPS direction. Noting the Council-approved Growth Projections will be used for all other corporate initiatives, including the 2028 Development Charges Background Study.

As per the new draft policy direction, the Ministry of Finance annual population projections (2022 to 2046) were applied to the land demand calculations. To combine the Ministry of Finance projections with the Council-endorsed projections, the land demand calculations incorporate the most recent Ministry of Finance population dataset while maintaining the Council-endorsed assumptions related to employment activity rates, gross floor area calculations, and housing splits.

The Ministry of Finance population projections for the Middlesex County includes the City of London. The share of London’s population has been 84% of the Middlesex

County population from 2001 to 2021, which was considered in the Council-approved projections. For the purposes of the LNA, the City's population share was maintained over the planning horizon.

3.1 Land Demand – Residential

Residential land demand contemplates the 45% intensification target over the Council approved 25-year planning horizon. The expected housing share (or “housing split”) factored into the demand calculation city-wide includes 27% low density residential (LDR), 28% medium density residential (MDR), and 45% high density residential (HDR). Furthermore, the anticipated housing unit per hectare (UPH) applied in the Vacant Land Inventory (VLI) results in 20 UPH for LDR, 44 UPH for MDR, and 125 UPH for HDR. These density assumptions are reflective of current housing trends and assumptions of mixed housing forms to create new complete neighbourhoods. The density assumptions are in conformity with new draft PPS direction related to 50 residents or jobs per gross hectare, and meet the minimum 20 units per hectare (averaging 2.5 persons per unit).

The resulting land demand for residential land use was calculated as 1,866 hectares in Greenfield, comprising 1,335 hectares for LDR, 426 hectares for MDR and 106 hectares for HDR development.

3.2 Land Demand – Institutional

The Institutional sector is expected to maintain steady growth post-pandemic with the annual employment growth rate of 2.2% over the 25-year planning horizon. In response to this anticipated growth, the sector is projecting Gross Floor Area (GFA) growth with an average of 91,951m² of development annually. Land demand calculations assumed an average floor space per worker (FSW) of 65m², an assumed Floor Area Ratio (FAR) of 0.42, and an assumed intensification of 82%. The above noted assumptions are representative of non-residential density trends and account for the varied land uses within the sector. It should also be noted that the GFA creation for the sector does not follow a linear annual growth rate due to the nature of the sector and external funding mechanisms impacting capital funding decisions for institutional organizations.

The resulting demand for institutional land use was calculated as 547 hectares and 99 hectares in Greenfield.

3.3 Land Demand – Commercial

The Commercial sector anticipates a strong recovery through the 2021 - 2026 timeframe following the significant upheaval within the sector due to high unemployment rates through the COVID-19 pandemic. It should be noted that the recovered employment numbers were not included in GFA calculations understanding that the recovery would be accommodated in pre-existing commercial space. The sector is representative of the combined calculation of future office and retail needs due to the highly similar trends in greenfield development. In response to the service needs associated with population growth, the sector is projecting GFA growth averaging 66,702m² of development annually over the 25-year planning horizon. Land demand calculations assumed an average FSW of 34m² an average FAR of 0.3, and an assumed intensification of 45% to correspond with residential trends. Based on Key Directions in The London Plan (policy 59) and a review of current commercial Place Types, a commercial split of 87% mixed-use and 13% standalone commercial development by Place Type was incorporated into the land calculations. The assumptions account for the shift to smaller commercial footprints, a significant change in office usage, and the policy-based focus on mixed-use development and inward growth.

The resulting demand for commercial land use was calculated as 72 hectares and 40 hectares in Greenfield.

3.4 Land Demand - Summary

Below is a table summarizing the growth projection demand by greenfield land area:

Land Use Category	Greenfield Demand (Ha)
Residential – Low Density Residential	1,335
Residential – Medium Density Residential	426
Residential – High Density Residential	106
Institutional	99
Commercial	40

Table 1. City of London's Residential and Non-Residential Land Demand (2022-2046)

4.0 Land Supply

4.1 Vacant Land Inventory

The City's Vacant Land Inventory (VLI) tracks vacant land for potential development within the City's Urban Growth Boundary and is comprised of two different studies: residential and non-residential (i.e., industrial, commercial, and institutional). The VLI is updated quarterly and released annually to reflect the most up-to-date capacity for future residential and non-residential development at a snapshot in time. The VLI includes categories of development with density assumptions for vacant lands as well as development applications within the "development pipeline".

For the purposes of the draft Land Needs Assessment, the VLI has been updated to align with street typologies and place types in The London Plan. The maintenance of the VLI is consistent with policy direction conforming with the new draft PPS (draft policy 2.1.4) and current PPS (policy 1.4.1) related to residential land supply to accommodate growth. Additionally, density assumptions applied to the VLI conform with new draft PPS direction (draft policy 2.3.1.5) which states that large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare.

4.2 Land Supply: Contingency and Market Responsiveness

On April 23, 2024, Council approved the Targeted Actions to Increase London's Housing Supply: Supporting Council's Pledge for 47,000 Units by 2031. The Targeted Actions report notes that the LNA will include consideration of housing supply contingency to ensure an appropriate supply is available in the short and long-term and able to meet periods of higher-than-anticipated growth.

As part of this Section 26 Official Plan review, the planning horizon has been extended from 20 years to 25 years. This means that an additional five years of growth is required to be included within population, housing, and employment space forecasts. The additional 5 years is also required within the vacant land supply within the City's Urban Growth Boundary. This change to 25-years was made in response to the first draft of the PPS released in 2023, which identified a minimum of 25-years planning horizon. The 2024 draft PPS released in April 2024 identifies a range of planning horizon from at least 20 years but not more than 30 years. The 25-years horizon which Council approved in April 2024 is consistent with both the in-force PPS and the draft PPS.

The 2020 PPS (policy 1.4.1.a) directs municipalities to maintain a minimum of 15 years of designated land available for development. The draft 2024 PPS continues this policy requirement of a minimum 15 years of land supply (draft policy 2.1.4.a).

The City is required to review and update its official plan within every five years (*Planning Act*, s. 26(1.1)(b)) for the rest of the planning horizon. The Targeted Actions Report also states the City will conduct a housing supply review every 5 years or less. By introducing a 25-year planning horizon, flexibility is built into the growth management process. This exceeds the PPS requirement of 15 years designated supply, and is intended to address periods of higher-than-expected growth in population, housing or employment. The Targeted Actions report also identifies the development of an

intensification inventory for monitoring opportunities within the existing built-up area, which may impact future land supply and recommendations on land needs reviews.

As well as the additional land supply required to be accommodated in the UGB through an extended Planning Horizon, the MOF projections are able to be responsive to changes in market demands. There is responsiveness built into the projections, with the projections demonstrating higher growth than has been seen when compared to actual built units per year in the city. The annual average of actual builds has been 2,530 units per year over the last ten years (2014-2023), whereas the MOF projection is for 4,466 units per year for the 25-year planning horizon. (Noting that the first time period for MOF is 4 years in length rather than 5). By comparison, the Council-approved projection is for 3,294 units per year over the planning horizon. Below in Figure 1 is a chart showing a comparison of annual actual builds versus annual projected growth (with projections grouped in 5-year brackets).

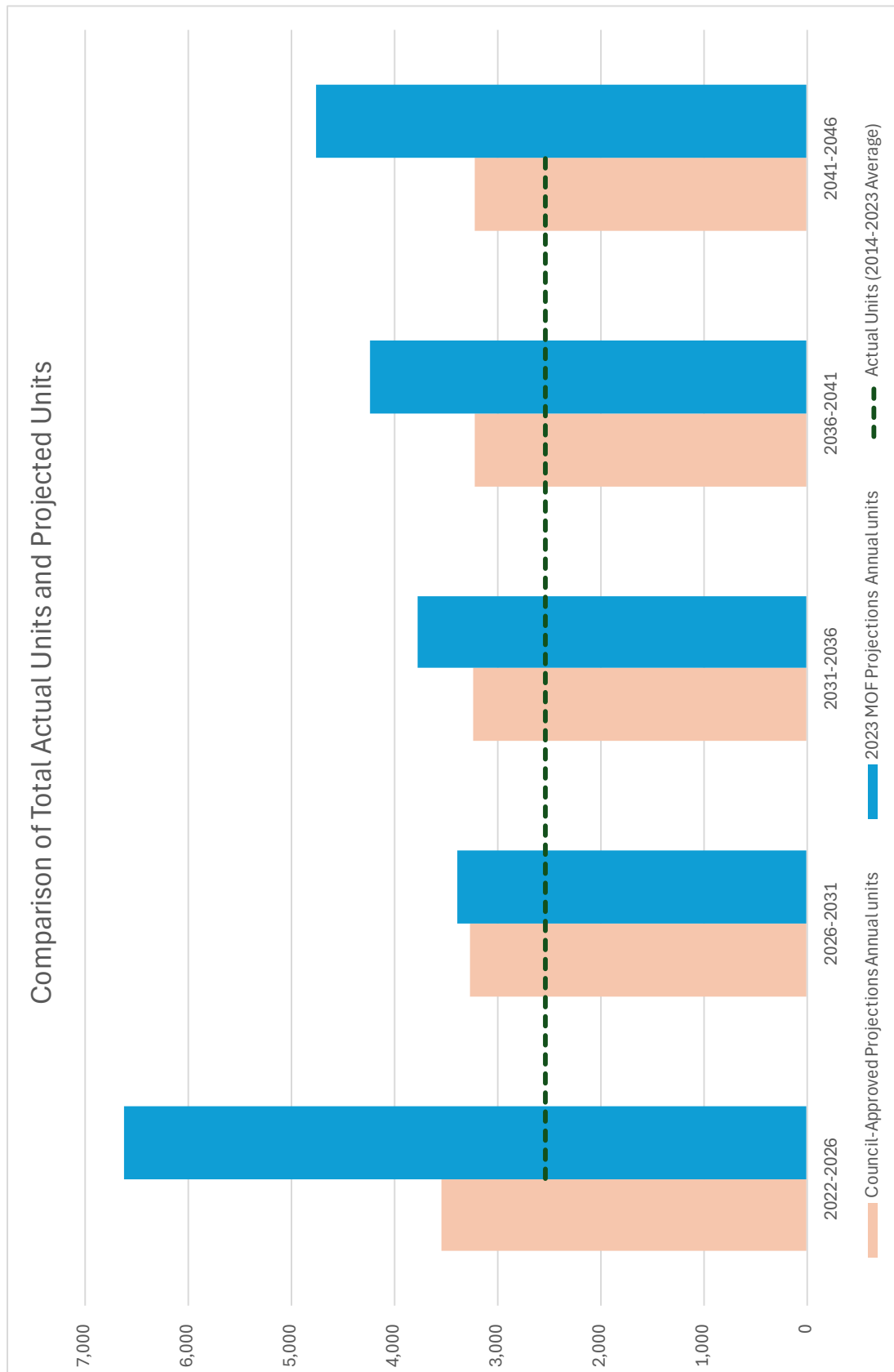


Figure 1: Comparison of Actual Builds (10-year Annual Average) versus Annual Averages of Growth Projections

The current contingency amount that has been included in the draft land needs analysis includes:

- a) Council approval of change of the planning horizon from 20 years to 25 years. Based on the Council-approved projections, this requires accommodation of an additional 16,070 units.
- b) Moving from the 2022 Council-approved population projections totals to the 2023 Ministry of Finance population projections. This change requires accommodation of an additional 28,374 units.

The total contingency amount identified in this report is 44,444 units (16,070 units + 28,374 units as noted above) based on interpretations of the current and draft PPS documents, and the Council-approved extension of the planning horizon to 25 years.

5.0 Resulting Land Need

5.1. Residential

At the end of the 25-year planning horizon, the City has a surplus of 49 hectares of MDR lands and 213 hectares of HDR lands but has a deficit of 462 hectares of lands for LDR units, as indicated on Table 2.

There is an identified need for additional residential lands by 2046.

Structure Type	Greenfield Units Supply	Greenfield Units Demand	Greenfield Units remaining at 2046	Greenfield Land (Ha) remaining at 2046
Low Density Residential	17,461	26,705	-9,244	-462
Medium Density Residential	20,869	18,726	2,144	49
High Density Residential	39,816	13,196	26,621	213

Table 2. Residential Greenfield Land Needs (2022-2046)

5.2 Commercial

At the end of the 25-year planning horizon, there will be remaining a balance of 18 hectares of lands to accommodate commercial growth. As noted in the land calculation assumptions, it is expected that most of the commercial demand will be absorbed into mixed-use development rather than standalone commercial development. As such, despite high growth expected in the sector, there will be sufficient greenfield lands.

Calculations of commercial lands include the Commercial Industrial Place Type of The London Plan, consistent with the draft PPS.

There is **no** identified need for additional commercial lands by 2046.

5.3 Institutional

At the end of the 25-year planning horizon, there will be a remaining balance of 38 hectares of lands to accommodate institutional growth. The high intensification rate applied to the land calculation is representative of development trends and has resulted in much of the demand being accommodated within the Built Area.

There is **no** identified need for additional institutional lands by 2046.

Below is a table summarizing the commercial and institutional greenfield land needs over the planning horizon.

Type	Greenfield Land Supply (Ha)	Greenfield Land Demand (Ha)	Greenfield Land (Ha) remaining at 2046
Commercial	58	40	18
Institutional	137	99	38

Table 3. Commercial and Institutional Greenfield Land Needs (2022-2046)

5.4. Urban Growth Boundary Expansion

Based on the results of the draft LNA, the City needs to consider including additional land within the Urban Growth Boundary (UGB). A set of evaluation criteria, in alignment with policy 76 of The London Plan, is attached as Appendix C to this report. Consistent with the current PPS and the new draft PPS, the criteria are intended to support the evaluation of the most appropriate lands to be considered for inclusion within the UGB.

Certain landowners have already submitted requests to the City for sites to be evaluated, and those requests previously submitted to Staff are shown in Appendix D. Further requests will be received at the time of adoption of a finalized LNA.

6.0 Amendments to The London Plan

As noted in section 3.0 of this report, in April 2024 Council approved the extension of the planning horizon for the basis of The London Plan. Schedule 1 of Appendix A to this report contains amendments to the Plan to change the planning horizon from 20 years to 25 years.

Also attached to this report in Schedule 2 of Appendix A, is an amendment to add a new policy that is consistent with the new draft PPS direction regarding a greenfield target of 50 residents and jobs per gross hectares (policy 2.3.1.5). As previously mentioned, the greenfield target was considered in the land needs calculations. The inclusion of the greenfield target in The London Plan supports building a mixed-use compact city (policy 59 of the Plan), by encouraging a mix of housing types and planning to achieve a compact, contiguous pattern of growth.

7.0 Industrial Land Conversion

On April 2, 2024, Council approved the inclusion of six (6) sites for industrial land conversion to a non-industrial place type and deferred the final evaluation of one (1) site noting that additional background materials were being submitted. Following the March 19, 2024, Planning and Environment Committee, further requests were received related to evaluation for industrial conversion. These additional requests were submitted after the September 8, 2023, deadline however the additional sites have been evaluated and included within this report. Schedules 3 through 10 of Appendix A contain applicable Official Plan Amendments for adoption. Appendix E contains the completed evaluation criteria matrix for the additional Industrial conversions.

7.1. 2496 Dundas Street

On April 2, 2024, Council approved an amended motion (clause c) to defer evaluation of the requested Dundas Street lands pending receipt of background materials. Staff have since received the background materials, and the request has been re-evaluated against the industrial land conversion criteria.

A Noise Exposure Forecast (NEF) identifies compatible land uses adjacent to airports. The subject site is adjacent to the London International Airport. A boundary delineation exercise for the NEF contour lines indicated that the property is located between the 28 and 30 contours noting that the potentially developable lands are located below the 30 NEF contour. Residential use could be permitted with required warning clauses and

design features as noted in the submitted Noise and Vibration Impact Assessment Report.

The submitted Subdivision Development Environmental Impact Study/Subject Land Status Report does not meet the evaluation criteria which states, “property does not demonstrate significant environmental constraint for reuse as another land use/Place Type”. The subject lands contain unevaluated features, and the submission does not meet the application of Environmental Management Guidelines (EMG). Updated studies would be required as part of a subsequent development application process. Confirmed components of a standalone Subject Land Status Report (SLSR) to verify the delineation of the presumed Significant Woodland is a required component of a complete application. An Environmental Impact Study (EIS) applying appropriate buffers and assessing the environment impact of development on the feature is a requirement of approval.

The proposed design strategy for municipal servicing will involve substantial costs as well as traffic management plans along an Arterial Road. The proposed design does not represent orderly development because it does not account for additional and/or adjacent lands. Engineering Division noted that these constraints could be resolved through a Secondary Plan or through evaluation as part of a master servicing review.

Recommendation: Based on the industrial land conversion evaluation criteria, conversion is **recommended**, noting that redesignation to Neighbourhoods Place Type is not an approval of the conceptual development submitted in the background materials (See Appendix E). The industrial conversion amendment is attached to this report (see Schedule of 3 Appendix A).

7.2. 2251, 2253, and 2257 Trafalgar Street

On April 2, 2024, Council approved an amended motion (clause e) to include the Trafalgar Street lands for industrial conversions to non-Industrial Place Types. Staff recommended refusal based on the industrial land conversion evaluation criteria. On April 12, 2024, the Province released a new draft Provincial Planning Statement which included notable amended policies related to the approved industrial land conversion:

Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations (Policy 2.8.2, subsection 2)

Planning authorities may remove lands from employment areas only where it has been demonstrated that:

a) there is an identified need for the removal and the land is not required for employment area uses over the long term;

b) the proposed uses would not negatively impact the overall viability of the employment area by:

1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;

2. maintaining access to major goods movement facilities and corridors (Policy 2.8.2, subsection 5)

The inclusion of the Trafalgar lands is not consistent with draft provincial policy based on the proximity to a major goods movement corridor and the potential negative impact to viability of an adjacent existing or planned employment area use. Notwithstanding, the Industrial conversion amendment is attached to this report (see Schedule 4 of Appendix A), at the direction of Council, April 2, 2024.

7.3. York Street – Colborne Street to Rectory Street

On April 2, 2024, Council approved the industrial conversion of York Street's Commercial Industrial Place Type parcels to Urban Corridor Place Type, between Colborne Street and Rectory Street. To implement the vision of the Urban Corridor Place Type along York Street, Civic Administration recommend redesignation of the

entire corridor from Colborne Street to Rectory Street. This primarily includes Commercial Industrial Place Type parcels as directed on April 2, 2024, but also adds certain parcels designated as Neighbourhoods Place Type. Schedule 9 of Appendix A includes mapping amendments for the entirety of this corridor.

7.4. Former Kellogg Lands

On April 2, 2024, Council approved the conversion of the Light Industrial former Kellogg factory area. The attached bylaws for these lands are to convert to Neighbourhoods Place Type (Schedule 5 to Appendix A) and to Transit Village Place Type (Schedule 6 to Appendix A). The conversion to Neighbourhoods Place Type applies to the properties at 311 – 335 Eleanor St, 1178 – 1182 York St, and 1181 King St. The remainder of the Light Industrial area is converted to Transit Village Place Type. It being noted that a Transit Village Policy review is separately underway for policy 817. Policy 817 notes that new Transit Villages are not anticipated, based on growth forecasting. However, there are fundamental changes to projections and growth management, as are identified in this Land Needs Assessment. The results of the Transit Village policy review are anticipated to be brought to Council in Q3 2024.

7.5. Additional Site Evaluations

Following the March 19 Planning and Environment Committee report, staff received additional requests to be considered for industrial land conversion. Two (2) additional requests were received from interested parties. The evaluation and recommendations on these additional sites have been included in this report.

7.5.1 2550 Dundas Street

Landowner has requested conversion from Light Industrial Place Type to an urban residential place type. The vacant property is approximately 5.18 hectares and is comprised of farmland and a deciduous swamp containing unevaluated natural features. The site does not have access to municipal servicing however, as noted in the re-evaluation of the 2496 Dundas Street property, fulsome servicing works could be included for consideration in future infrastructure strategy. The majority of the property is located above the 30 NEF contour, adjacent to the London International Airport. The *Provincial Policy Statement* (policy 1.6.9.2a) prohibits new residential development and other sensitive land uses in areas near airports above 30 NEF – the new draft Provincial Planning Statement maintains this prohibition (policy 3.4.2a). Staff informed the landowner of this prohibition during a meeting on April 19, 2024.

Recommendation: Based on the industrial land conversion evaluation criteria, conversion is **not recommended**.

7.5.2 3317 White Oak Road

On November 7, 2023, Council approved a zoning by-law amendment submitted by the current landowner of 3317 White Oak Road for the property to be amended to a holding Light Industrial zone from an Urban Reserve zone. This recent zone change conforms with the existing Light Industrial Place Type under *The London Plan* and Industrial designation under the *Southwest Area Secondary Plan*.

Landowner has now submitted a request for conversion of the Light Industrial Place Type to Shopping Area Place Type or a similar designation to permit mixed-use residential development. On April 30, 2024, the landowner met with staff and indicated interest in pursuing a highly intensive mixed-use residential development of sixteen (16) storeys. The property is approximately 4.02 hectares and comprised of vacant land.

The subject lands are roughly 30m from an existing Class III industrial operation that requires a Minimum Separation Distance (MSD) as prescribed under the Province's *D-series Guidelines*. The purpose of the separation distances is to ensure safe and compatible use of land adjacent to Industrial users and the continued operation of the planned Industrial uses. Policy 1115_9 of *The London Plan* requires implementation of the Province's *D-series Guidelines* to ensure that industrial use and sensitive land uses are not located inappropriately close. The Class III MSD setback prohibits the residential use on 3317 White Oak Road.

The abutting industrial operation at 3300 White Oak Rd has consistently been categorized as a Class III industrial facility, per Provincial direction, since the approval of the original North Longwoods Area Plan (adopted July 7, 2003). Class III setbacks were confirmed in a recent AECOM study from January 22, 2021, related to a residential development located north of the subject lands.

Staff also conducted a phone conversation with the industrial facility operator on April 30, 2024, which confirmed that business hours have changed but that there has been no change to the nature of on-site industrial business operations since the 2021 study. The operations are Class III Industrial operations related to paint manufacturing.

On April 26, 2024, the applicant provided a D-Series report to Staff, which proposed downgrading the classification from Class III to Class II. Staff have significant concerns related to the results of the D-series Study provided by the applicant. Under the *D-series Guidelines*, The applicants' D-Series Study provided insufficient evidence to demonstrate a change in the operations of the abutting paint plant. There is insufficient evidence to indicate that the classification of the industrial facility should be lowered compared to previous direction from the Province and evidence from previous studies completed in this area. A Class III facility requires a 300m buffer to ensure land use compatibility whereas a Class II facility requires a 70m buffer. Buffers are required to be measured from the Industrial property line. Concerns related to Minimum Separation Distance buffers and land-use compatibility have not been resolved and therefore no recommendation can be made for conversion.

Additionally, a proposed new mixed-use high-density place type such as Shopping Area Place Type does not conform with the Shopping Area policies in *The London Plan*. Policy 880 states that it is not expected that the Shopping Area Place Type will need to be expanded and applications for new areas designation will be discouraged. Policy 881 requires both the clear demonstration of need for proposed designation as well as demonstration that the proposal will not detract or undermine the planned function of an existing Shopping Area or another other place type. A special policy area in under another Place Type is also not appropriate based on D-Series requirements for sensitive land uses adjacent to the paint manufacturing.

The landowner was made aware of preliminary concerns and was provided opportunity to respond prior to final evaluation. Staff note that the response materials did not provide adequate evidence to justify their inconsistent classification of the industrial facility nor the introduction of an incompatible high-density sensitive land use within an industrial-designated area under The London Plan and Southwest Area Plan.

Recommendation: Based on the industrial land conversion evaluation, conversion is **not recommended**.

8.0 Consultations

The City of London has undertaken ongoing consultations with the development and homebuilding industries. Feedback has been received through the Housing Supply Reference Group (HSRG) and through the Growth Management Implementation Strategy (GMIS) annual update interview process.

The HSRG met monthly for approximately the last year. One-on-one GMIS developer interviews were held over April 2024. Additional industry and community consultations were held on May 23, 2024 and May 29, 2024 to discuss land needs process, the implications of the new draft PPS, and to identify preliminary findings.

Through these consultations, development partners have been clear that increasing the land supply for residential land uses is essential to ensuring a sufficient housing supply. Feedback received through the Housing Supply Reference Group and Growth Management Implementation Strategy (GMIS) also focused on vacant land inventory methodology and the creation of a land supply contingency to be able to accommodate higher than anticipated population growth. Feedback has also focused on the

methodology applied in the VLI and the creation of a land supply contingency to accommodate higher than anticipated population growth forecasts.

As noted in Sections 3 and 4 of this report, recent changes to Provincial direction have resulted in land demands being calculated based on MOF 25-year population projections. Greenfield density assumptions are also based on consistency with the recent Provincial direction for municipal density targets. Land supply contingency and market responsiveness have been incorporated through Council's direction to apply an extended planning horizon and through these projections being based on MOF 25-year population projections. Additional land contingency beyond 25-years is not consistent with the current in-force Provincial Policy Statement. Guidance available through the Ministry of Finance growth projections is also for 25-years, up to 2046.

Any further rationale for additional contingency would require a third party to be engaged to undertake an analysis of housing supply in London. Council direction would be required to engage a third party to undertake this work.

The consultation period for this project is being extended based on comments that have been received to date. As such, the LNA attached as Appendix B to this report is a draft for the purposes of additional community and developer consultation. Part of this consultation will include a series of further meetings with the Housing Supply Reference Group. The final LNA (Community Growth) is targeted to return to Council in fall 2024.

9.0 Other Related Initiatives

As identified in the recent "Targeted Actions" report to Strategic Priorities and Policy Committee on April 16, 2024, there are several planned or ongoing reviews related to land supply, policy, and process.

- The Growth Management Implementation Strategy (GMIS) annual update will report on growth funding requirements and timing.
- A GMIS process review will ensure continued alignment with the goals of the 47,000 housing target with an added focus on intensification.
- An Intensification Inventory is scheduled to identify redevelopment potential. ReThink Zoning has been re-prioritized to address regulations impeding housing supply target goals.
- Through the Housing Accelerator Fund Program several reviews have been scheduled for 2024: Heights Framework Review of The London Plan, a review of the Transit Village Place Type, and a review of as-of-right zoning within Protected Major Transit Station Areas.

10.0 Next Steps

The following is a summary of next steps that will be taken related to the Official Plan Review and Land Needs Assessment:

- Circulating the Council-adopted Phase 1A of the Official Plan Review for Ministry approval.
- Hold additional consultations on the draft Land Needs Assessment (Community Growth).
- Return to Council with a finalized LNA, as Phase 1B of the Section 26 Official Plan Review.
- Review the Urban Growth Boundary, including requested sites, against the evaluation criteria.
- Report on Land Needs for Employment land uses. The Industrial Land Needs

Assessment report, targeted for Q3 2024, is anticipated to include consideration related to Employment Lands definition change under the new draft Provincial Policy Statement, and identify the need for an Industrial Urban Growth Boundary review, as required.

- Initiate a subsequent phase of the Official Plan Review, anticipated to include conformity with provincial policies and legislation. The next phase is anticipated to take place following provincial approval of a new Provincial Planning Statement policy framework. If the matters to be considered through the Section 26 Official Plan Review change as a result of new provincial policies, then a special public meeting will be held before Council to discuss the scope of work relative to the Terms of Reference.
- The Intensification Target will continue to be monitored and future changes may be recommended based on the outcome of these policy reviews and servicing and infrastructure projects.

Conclusion

This report recommends adoption of Phase 1A of the Official Plan Review, including amended growth management policies, a 25-year planning horizon, and industrial land conversions to applicable land use designations. The report recommends additional consultation on the draft Land Needs Assessment (Community Growth), noting the draft has included the industrial conversions, 25-years planning horizon, and MOF Projections into the growth demands and land supply calculations.

Industrial land needs will be assessed in a separate report to Council, targeted for Q3 2024.

Land use permission, policy, and servicing reviews associated with the Housing Accelerator Fund (HAF) are being undertaken in parallel to the ongoing Official Plan Review. HAF projects anticipated to impact land supply include a review of the Transit Village Place Type and Heights Framework Review of The London Plan.

Prepared by: Brandon Coveney
Planner, Planning Policy (Growth Management)

Prepared by: Joanne Lee
Planner, Planning Policy (Growth Management)

Prepared by: Darcy Vander Pryt
Planner, Strategic Land Development

Reviewed by: Travis Macbeth, MCIP, RPP
Manager, Planning Policy (Growth Management)

Reviewed by: Justin Adema, MCIP, RPP
Manager, Long Range Planning

Recommended by: Heather McNeely, MICP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

BC/JL/DVP/bc/jl/dvp

Cc Chris McIntosh, Acting Director Economic Services and Supports
Michael Tomazincic, Manager, Strategic Land Development

Appendix A – Phase 1A of Section 26 Official Plan Review

Bill No. (number to be inserted by Clerk's Office)
2023

By-law No. C.P.-XXXX-

A by-law to adopt phase 1A of the Official
Plan Review of The London Plan.

WHEREAS Section 26.(1.1) of the *Planning Act* requires the council of the municipality that has adopted an Official Plan to, not less frequently than ten years after the plan comes into effect, review and revise the Official Plan.

AND WHEREAS the Municipal Council held a special meeting, open to the public, on April 11, 2023 to determine the need to revise the Official Plan.

AND WHEREAS the Municipal Council confirmed the need for a revision and adopted terms of reference for the Official Plan review on April 25, 2023.

AND WHEREAS the Municipal Council held a public meeting on June 11, 2024 for public representations in respect of phase 1A of the Official Plan review.

NOW THEREFORE the Municipal Council of the Corporation of the City of London enacts as follows:

1. That the Amendments to The London Plan constituting Phase 1A of the Official Plan Review of The London Plan under Section 26 of The *Planning Act*, as attached as Schedule "1" through Schedule "10" is hereby adopted.
2. That Clerk of the Municipality is authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforesaid Phase 1A of the Official Plan Review of The London Plan, including amendments contained within Schedule "1" through Schedule "10" of Appendix A.

PASSED in Open Council on June 25, 2024

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 25, 2024
Second Reading – June 25, 2024
Third Reading – June 25, 2024

Schedule 1 to Appendix A – Planning Horizon Amendment

AMENDMENT NO. to the OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend the current planning horizon of 20 years to 25 years throughout this Plan.

B. LOCATION

The amendment is a city-initiated text amendment which applies to all lands within the City of London.

C. BASIS OF THE AMENDMENT

The amendment would extend the planning horizon from 20 years to 25 years for The London Plan. The amendment includes associated housekeeping changes, including the current 20-year growth forecasts and references to 20 years and the year 2035. The amendment is consistent with the current 2020 Provincial Policy Statement.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

1. The Our Challenge part of The London Plan for the City of London is amended by deleting the words “20 years” in the following policies and replacing them with “25 years”:
 - a. Policy 4
 - b. Policy 7
 - c. Policy 10
 - d. Policy 20
 - e. Policy 21
 - f. Policy 28
 - g. Policy 29
 - h. Policy 47_3
2. The Our Challenge part of The London Plan for the City of London is amended by deleting the word “2035” and replacing it with “2046” in the following policies:
 - a. Policy 10
 - b. Policy 16
 - c. Policy 24
 - d. Policy 27
 - e. Policy 29

3. The Our Challenge part of The London Plan for the City of London is amended by deleting policy 6 in its entirety and replacing it with the following:

239,000 NET NEW PEOPLE

London's population will increase substantially over the next 25 years. We forecast that our city's population will grow by over 239,000 people and our employment will grow by 134,000 net new jobs between 2022 and 2046. It is possible that growth could be higher if London is able to exceed our forecasts of net migration. Where will these people come from and what opportunities will they generate? How will these new jobs be created? With this growth, what kind of housing will we need to accommodate all Londoners?

4. The Our Challenge part of The London Plan for the City of London is amended by deleting policy 8 in its entirety and replacing it with the following:

As the "Baby Boom" generation enters into retirement, their collective impact will be pronounced. In 2001, 21% of the population, or almost 1-in-5 Londoners, were aged 55+. This percentage rose to 30% by 2022 and we forecast that 3-in-10 Londoners will be 55 years old or more by 2046. How can we build an age-friendly city that allows people of all ages and abilities to experience health, wellness and an exceptional quality of life?

5. The Our Challenge part of The London Plan for the City of London is amended by deleting policy 45 in its entirety and replacing it with the following:

The London Plan is a 25-year plan that sets out the vision, principles, priorities, strategies, policies and directions to the year 2046. It should be recognized that the Plan is not intended to necessarily reflect the use, intensity or form of development that currently exists today, but rather is intended to plan for what is envisioned over the next 25 years. The need to update the Plan will be reviewed within the first ten years and every five years thereafter to ensure that it is in keeping with changes in the social, economic and environmental context of the city.

6. The Our Challenge part of The London Plan for the City of London is amended by revising years and numbers on a diagram located after policy 10, as indicated on "Schedule 1" attached hereto.

7. The Our Challenge part of The London Plan for the City of London is amended by revising years and numbers on a diagram beside policy 16, as indicated on "Schedule 2" attached hereto.

8. The Our Strategy part of The London Plan for the City of London is amended by deleting the words "20 years" in the following policies and replacing them with "25 years":

- a. Policy 52_5

- b. Policy 54

9. The Our Strategy part of The London Plan for the City of London is amended by deleting the word "2035" in the following policies and replacing them with "2046":

- a. Policy 53, including the vision for the London of 2035

- b. Policy 54

10. The Our City part of The London Plan for the City of London is amended by deleting the words “20 years” in the following policies and replacing them with “25 years”:
 - a. Policy 65
 - b. Policy 66
 - c. Policy 69
 - d. Policy 71
 - e. Policy 73
 - f. Policy 74
 - g. Policy 126
 - h. Policy 134
 - i. Policy 144
11. The Our City part of The London Plan for the City of London is amended by deleting policy 64 in its entirety and replacing it with the following:

Our city is forecast to grow by approximately 239,000 people and 107,000 housing units over the life of this Plan. In addition, our commercial uses, offices, institutions, and industries will all grow over the next 25 years. Our economy will expand and the number of people employed in our city will increase significantly.
12. The Our City part of The London Plan for the City of London is amended by deleting policy 67 in its entirety and replacing it with the following:

Growth forecasts were prepared to the year 2046 – the 25-year planning horizon for *The London Plan*. These forecasts, shown in Tables 1 through 5, will be monitored, extended, and revised during any comprehensive review of this Plan.
13. The Our City part of The London Plan for the City of London is amended by deleting the word “2035” in policy 95 and replacing them with “2046”.
14. The City Building Policies part of The London Plan for the City of London is amended by deleting the words “20 years” in the following policies and replacing them with “25 years”:
 - a. Policy 184
 - b. Policy 185
 - c. Policy 192
 - d. Policy 406
15. The City Building Policies part of The London Plan for the City of London is amended by deleting the word “2035” in the following policies and replacing them with “2046”:
 - a. Policy 186
 - b. Policy 192
 - c. Policy 388

- d. Policy 494
 - e. Policy 525
 - f. Policy 526
 - g. Policy 652
16. The Place Types Policies part of The London Plan for the City of London is amended by deleting the word “2035” in policy 746 and replacing them with “2046”:
17. The Place Type Policies part of The London Plan for the City of London is amended by deleting the words “20 years” in the following policies and replacing them with “25 years:
- a. Policy 747
 - b. Policy 1105
 - c. Policy 1127
 - d. Policy 1174

18. The Place Types Policies part of The London Plan for the City of London is amended by deleting the words “of 2035” in policy 797.

19. The Place Types Policies part of The London Plan for the City of London is amended by deleting the first paragraph in policy 916 and replacing it with the following:

The Neighbourhoods Place Type will be vibrant, exciting places to live, that help us to connect with one another and give us a sense of community well-being and quality of life. Some of the key elements of our vision for the Neighbourhoods Place Type include:

20. The Place Types Policies part of The London Plan for the City of London is amended by deleting policy 1079 in its entirety and replacing it with the following:

Our educational, health care and research institutions play an enormous role in shaping our community and our economy. They offer services that Londoners value deeply, they attract talent and knowledge to our city and they contribute significantly to our economic prosperity. They also add tremendous social value to our city, helping those that need it the most. Our institutions will be burgeoning with knowledge, discovery, innovation, and services that benefit all Londoners. Our institutional centres will be well connected with the Downtown and the rest of London, making them easily accessible and integrated into the fabric of our community.

21. The Place Types Policies part of The London Plan for the City of London is amended by deleting the words “in 2035” in policy 1104.

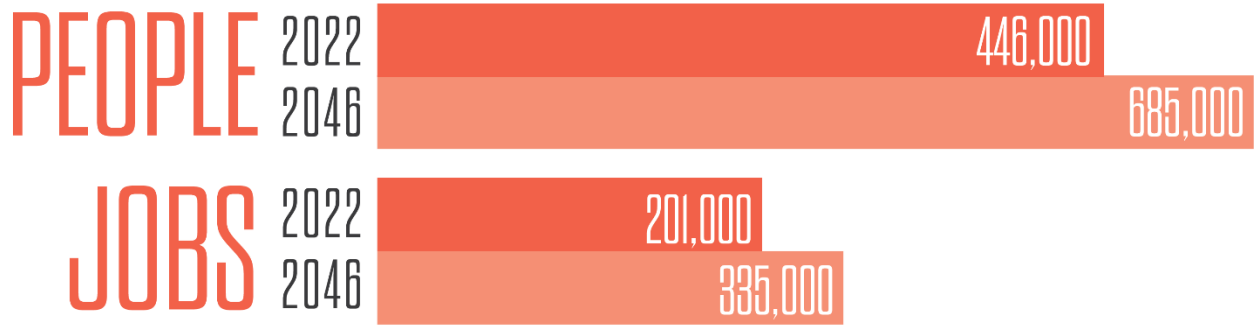
22. The Place Types Policies part of The London Plan for the City of London is amended by deleting policy 1106 in its entirety and replacing it with the following:

Our industrial sector will be burgeoning. Capitalizing on the quality of life in our city as one of our strongest marketing tools, we will be highly attractive to a youthful labour force and the best and the brightest that many companies are looking for. We will be strongly connected to the region and the world with our valuable Highway 401 and 402 corridors which we will use to brand and market to millions of potential investors that pass

along our part of the NAFTA Superhighway each day. The technology stemming from our hospitals, university, and colleges will shine through to those looking for innovation and excellence and we'll need to make attractive provision for these forms of development within our industrial land offering. We will blend the industrial sectors that have been pillars of growth in London for decades with new sectors that will provide abundant opportunities for economic activity.

23. The Our Tools part of The London Plan for the City of London is amended by deleting by deleting the word "2035" in policy 1566 and replacing it with "2046".

“Schedule 1”



“Schedule 2”



Schedule 2 to Appendix A – Greenfield Density Target Amendment

AMENDMENT NO. to the OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

E. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a greenfield target of 50 residents and jobs per gross hectare to support the vision of The London Plan.

F. LOCATION OF THIS AMENDMENT

This Amendment is a city-initiated text amendment which applies to all lands within the City of London.

G. BASIS OF THE AMENDMENT

The amendment would supports building a mixed-use compact city, by encouraging a mix of housing types and planning to achieve a compact, contiguous pattern of growth.

H. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

1. The Our City part of The London Plan for the City of London is amended by adding a new policy as follows:

78A_ It is a target of this Plan that the Greenfield lands located within the Urban Growth Boundary will achieve a minimum density of 50 residents and jobs per gross hectare.

Schedule 3 to Appendix A – Industrial Land Conversion

AMENDMENT NO. to the OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Light Industrial Place Type TO Neighbourhoods Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 2496 Dundas Street in the City of London.

C. BASIS OF THE AMENDMENT

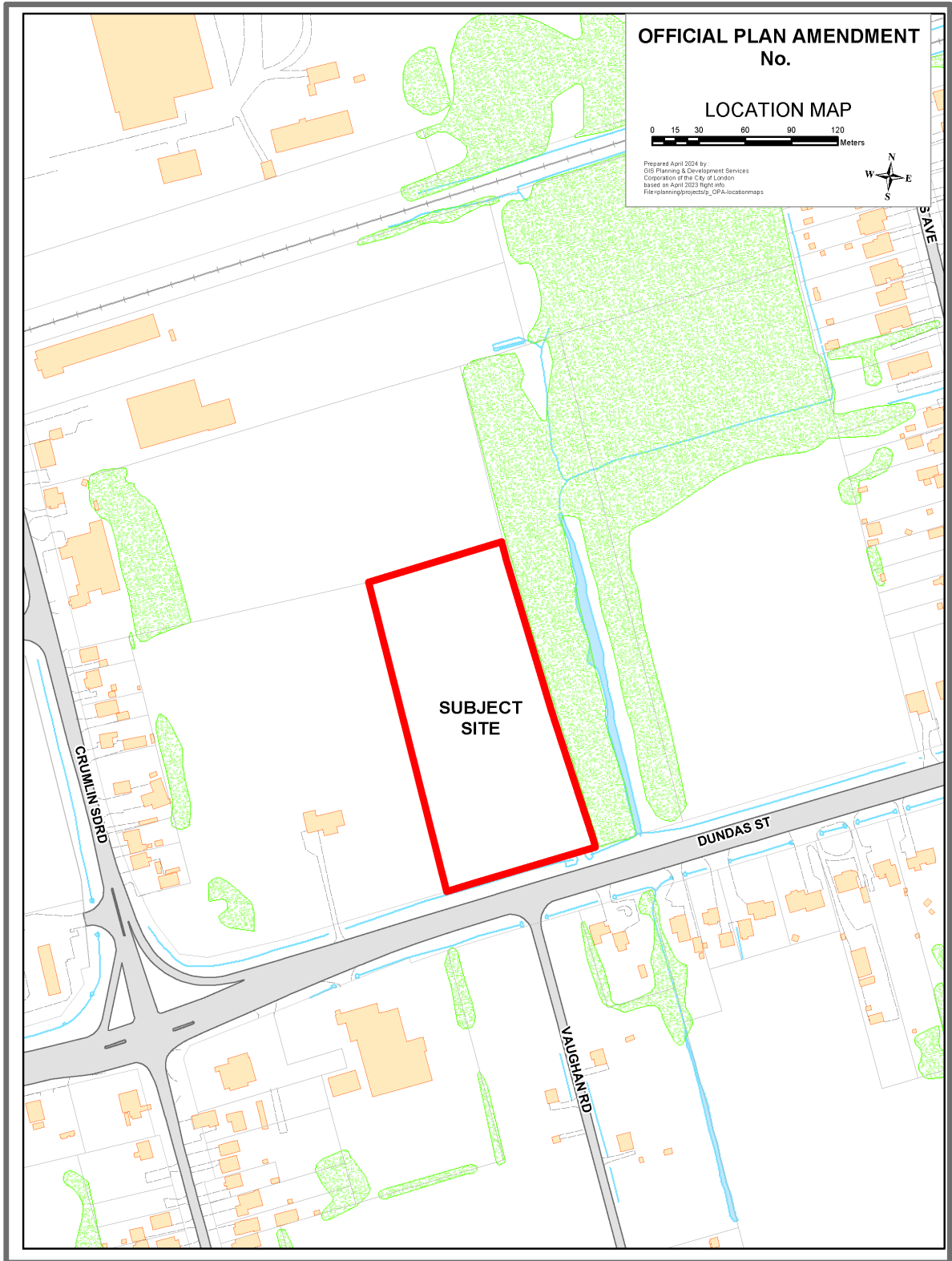
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed land use, economic development initiatives and strategic locations, feasibility of municipal servicing, environmental or other constraints, and adequate parcel size as well as market demands from target industrial sectors.

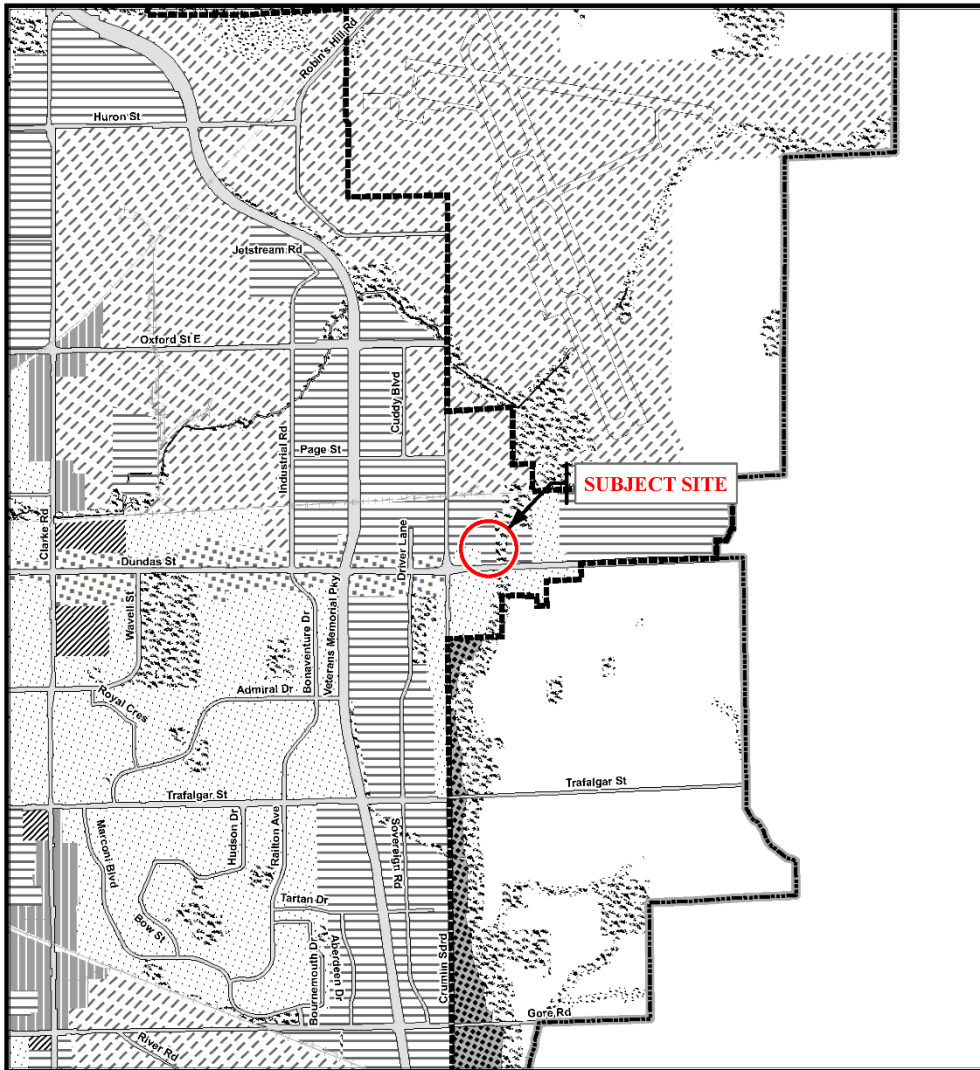
D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

- i. Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Light Industrial Place Type to Neighbourhoods Place Type, as indicated on “Schedule 1” attached hereto.

“Schedule 1”





Legend

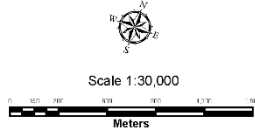
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|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

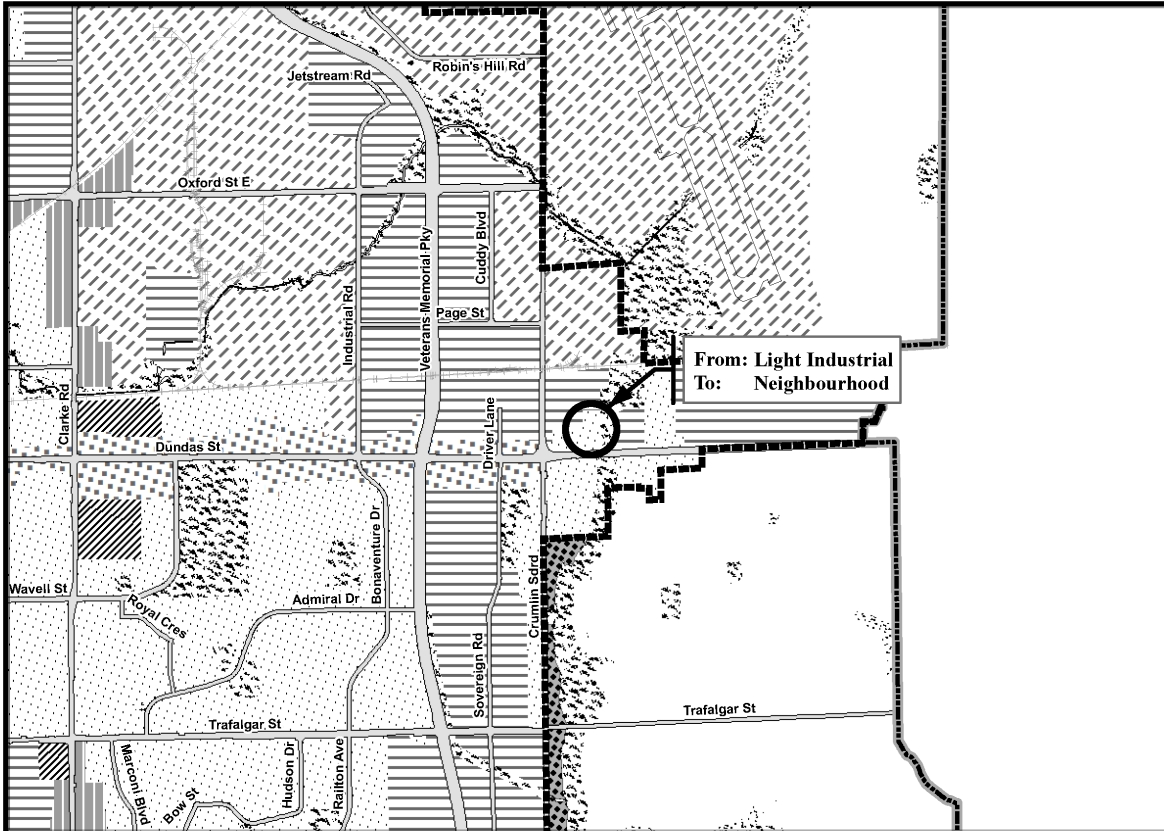
**CITY OF LONDON
Official Plan**

**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



File Number: O-9595
Planner: BC
Technician: RC
Date: 2024/04/25



Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 4/25/2024</p>
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Schedule 4 to Appendix A – Industrial Land Conversion

AMENDMENT NO. to the OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Light Industrial Place Type TO Neighbourhoods Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 2251, 2253, and 2257 Trafalgar Street in the City of London.

C. BASIS OF THE AMENDMENT

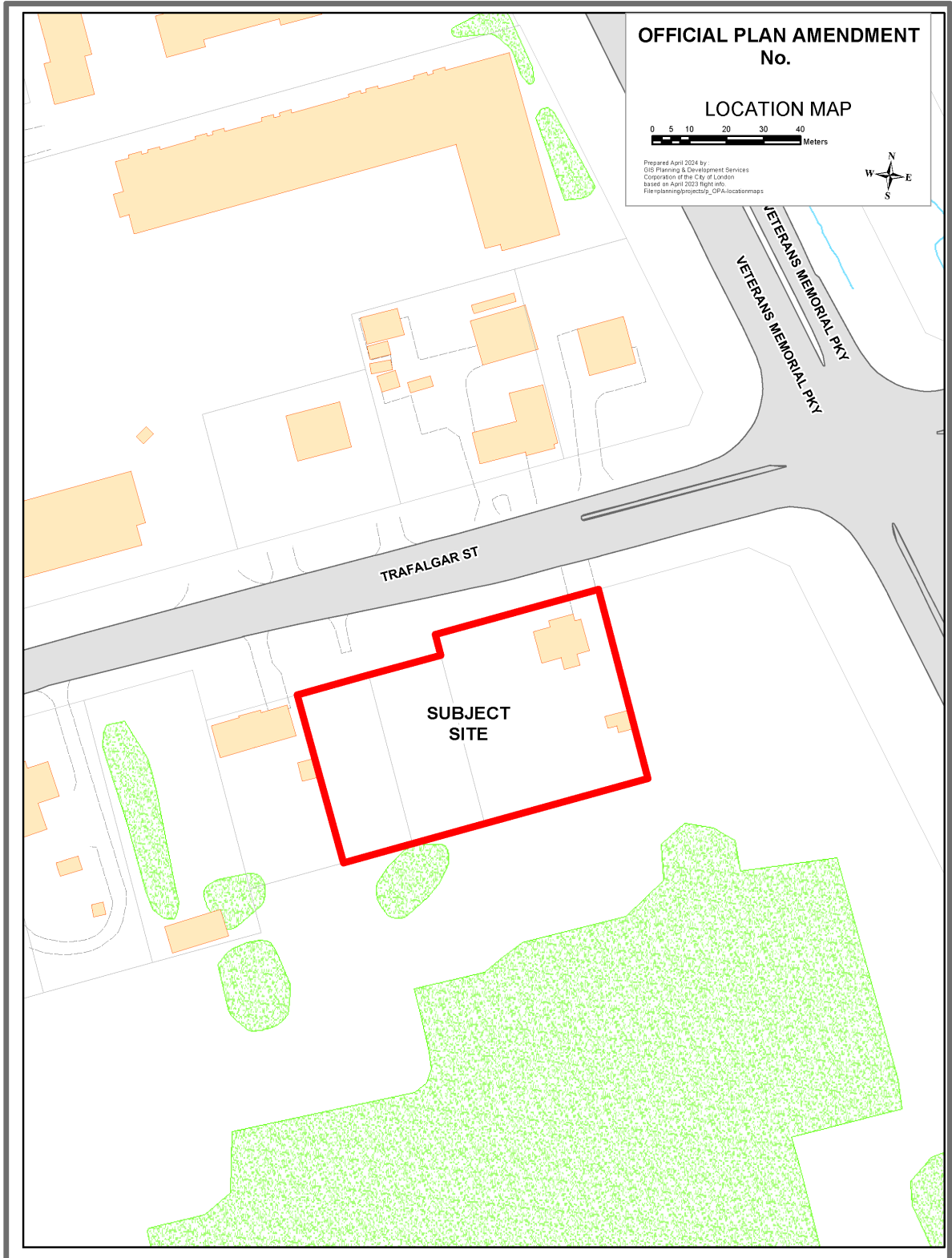
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed land use, economic development initiatives and strategic locations, feasibility of municipal servicing, environmental or other constraints, and adequate parcel size as well as market demands from target industrial sectors.

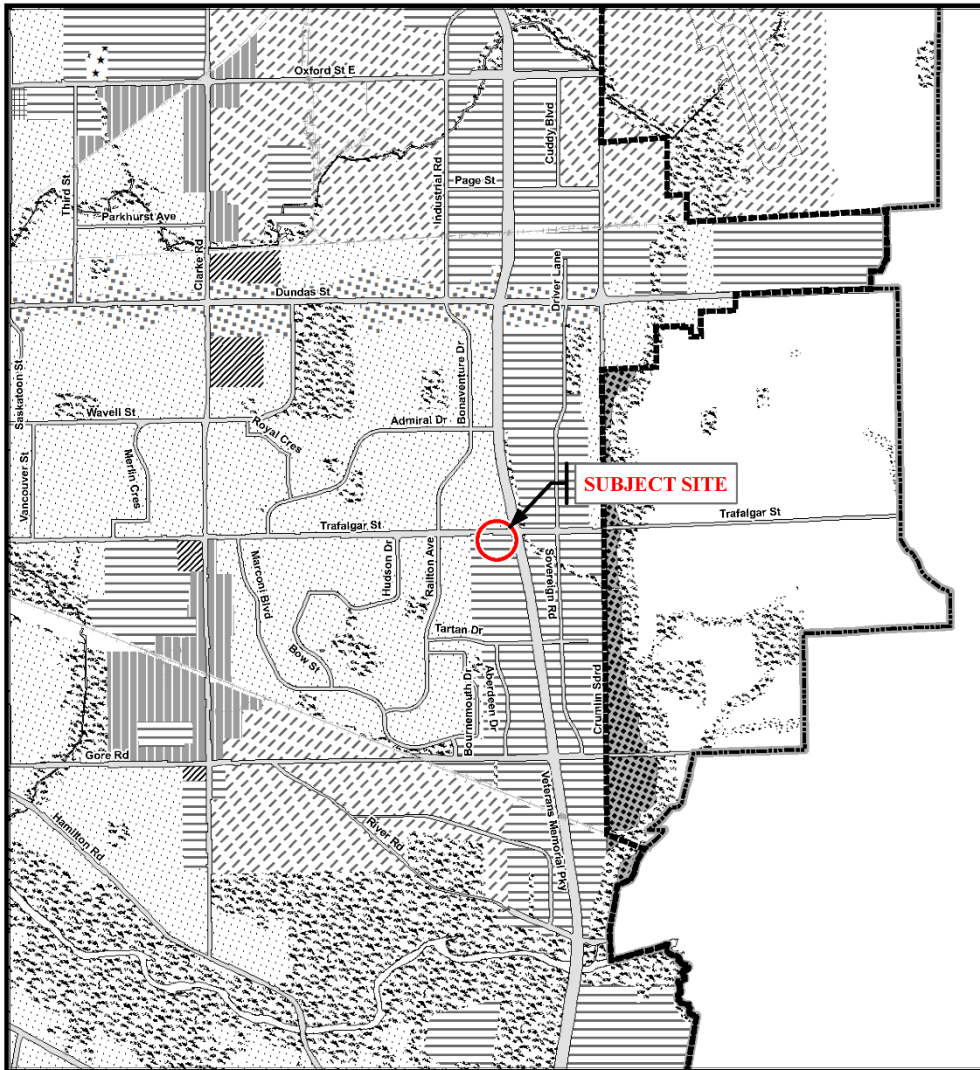
D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

- i. Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Light Industrial Place Type to Neighbourhoods Place Type, as indicated on “Schedule 1” attached hereto.

“Schedule 1”





Legend

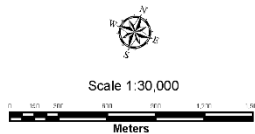
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|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

**CITY OF LONDON
Official Plan**

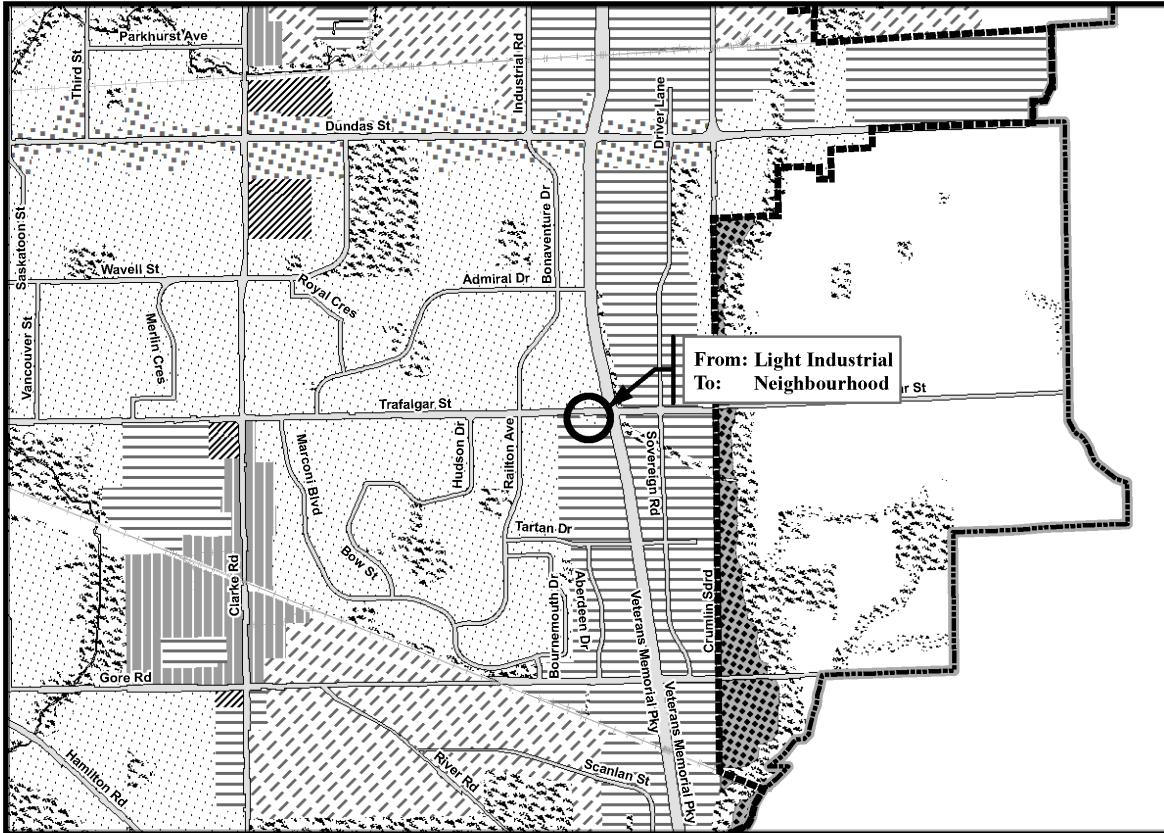
**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



File Number: O-9595
Planner: BC
Technician: RC
Date: 2024/04/25

AMENDMENT NO:



Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 4/25/2024</p>
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Schedule 5 to Appendix A – Industrial Land Conversion

AMENDMENT NO. to the OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Light Industrial Place Type TO Neighbourhoods Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 311 – 335 Eleanor Street, 1178 – 1182 York Street, and 1181 King Street in the City of London.

C. BASIS OF THE AMENDMENT

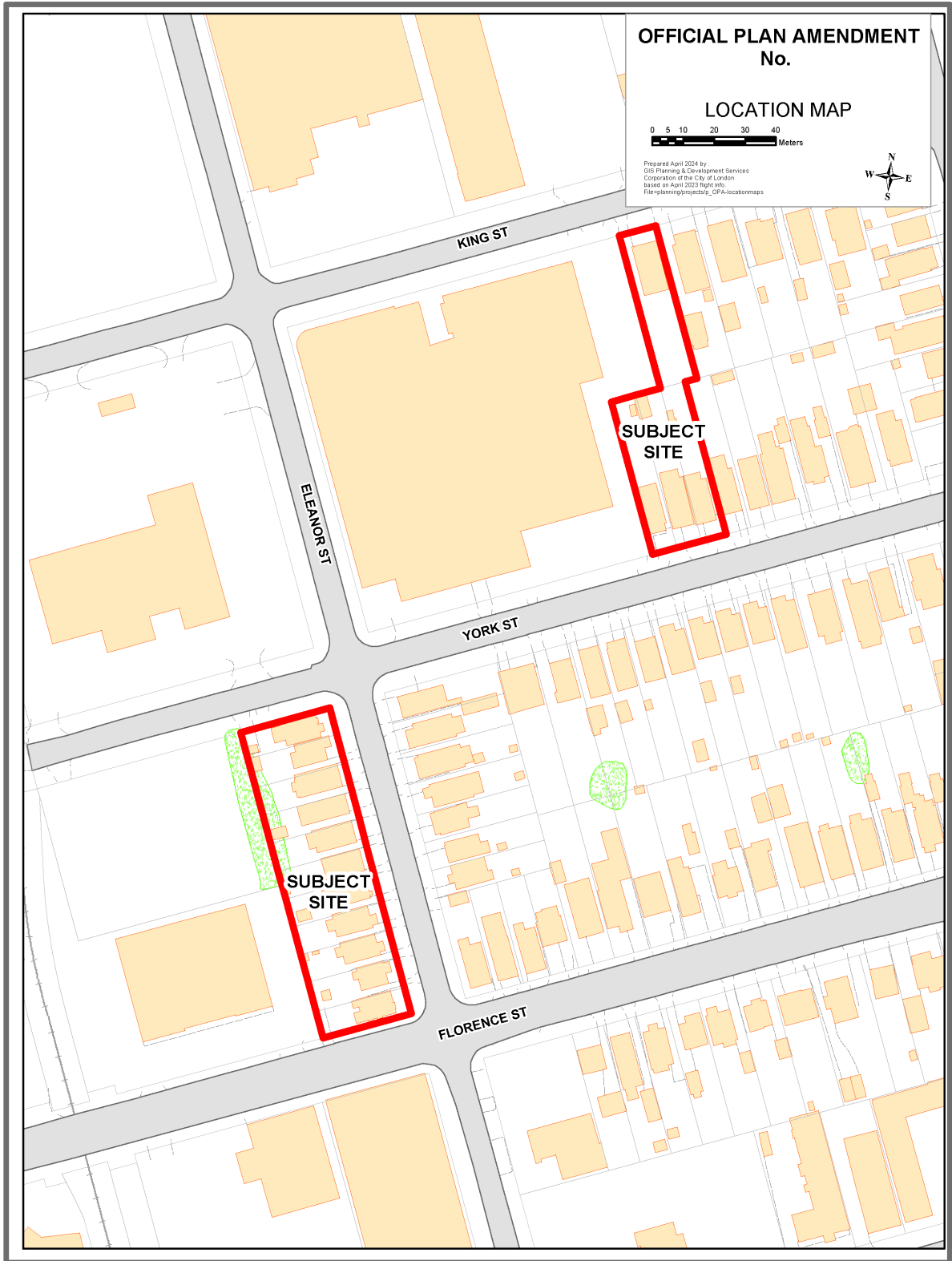
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed land use, economic development initiatives and strategic locations, feasibility of municipal servicing, environmental or other constraints, and adequate parcel size as well as market demands from target industrial sectors.

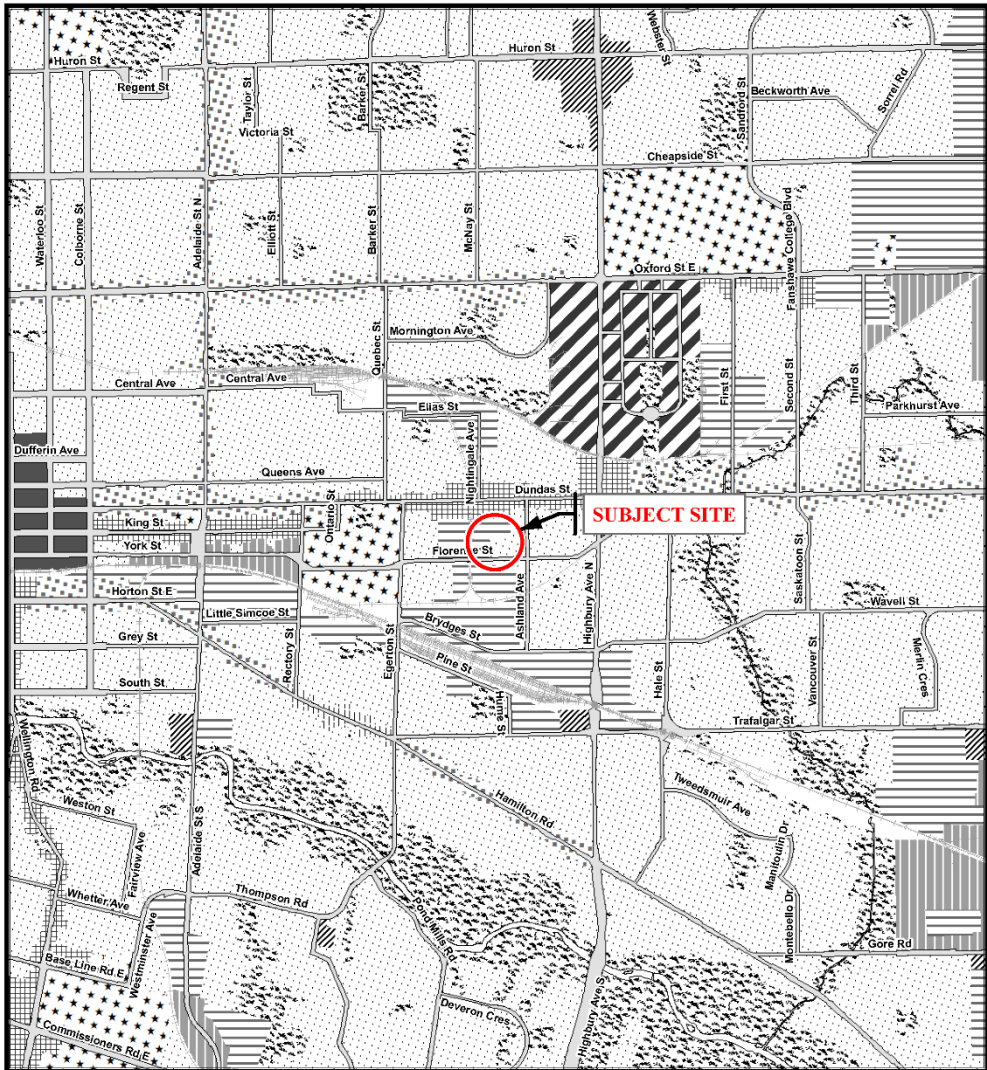
D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

- i. Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Light Industrial Place Type to Neighbourhoods Place Type, as indicated on “Schedule 1” attached hereto.

“Schedule 1”





Legend

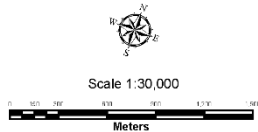
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| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

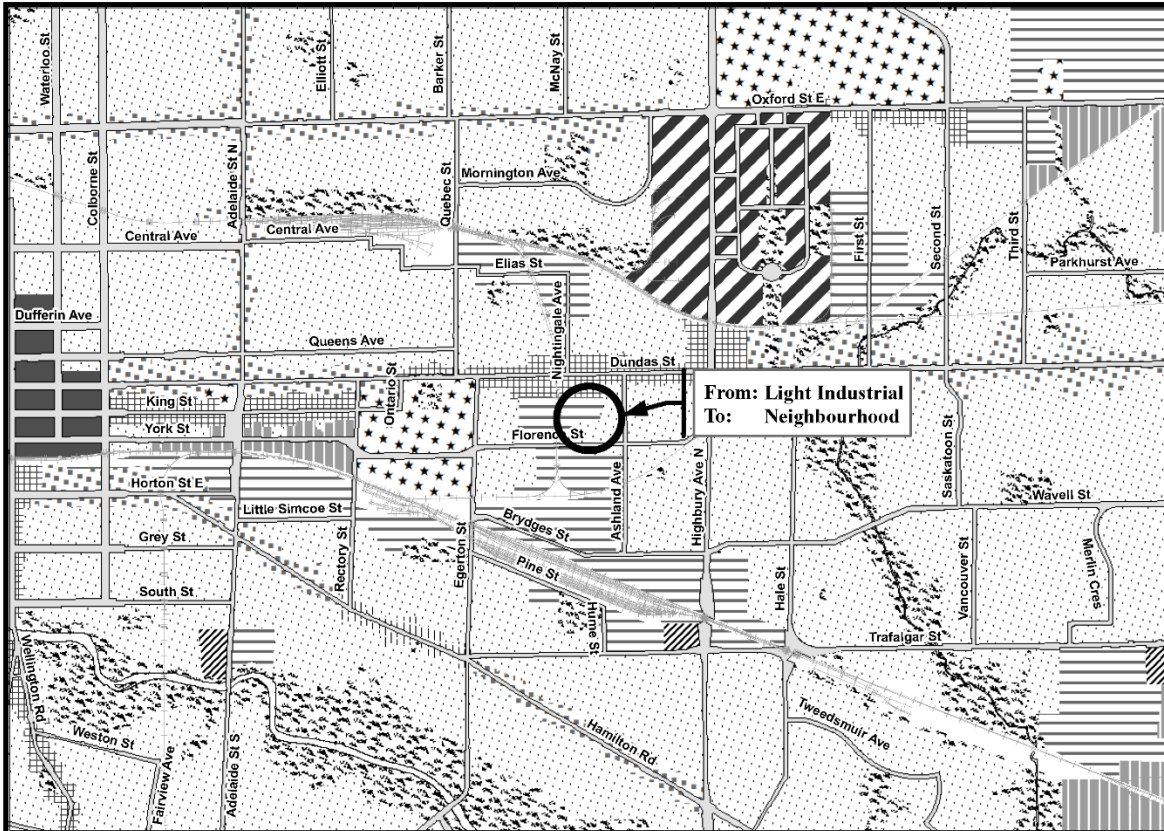
**CITY OF LONDON
Official Plan**

**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



File Number: O-9595
Planner: BC
Technician: RC
Date: 2024/04/25



Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p align="center">SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 4/25/2024</p>
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Schedule 6 to Appendix A – Industrial Land Conversion

AMENDMENT NO. to the OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Light Industrial Place Type TO Transit Village Place Type, and change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Rapid Transit Corridor Place Type TO Transit Village Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 100 Kellogg Lane, 1097 – 1181 Dundas Street, 1110 Florence Street, 1151 York Street, 1170 York Street, 351 Eleanor Street, 1101 King Street, and 1157 – 1165 King Street in the City of London.

C. BASIS OF THE AMENDMENT

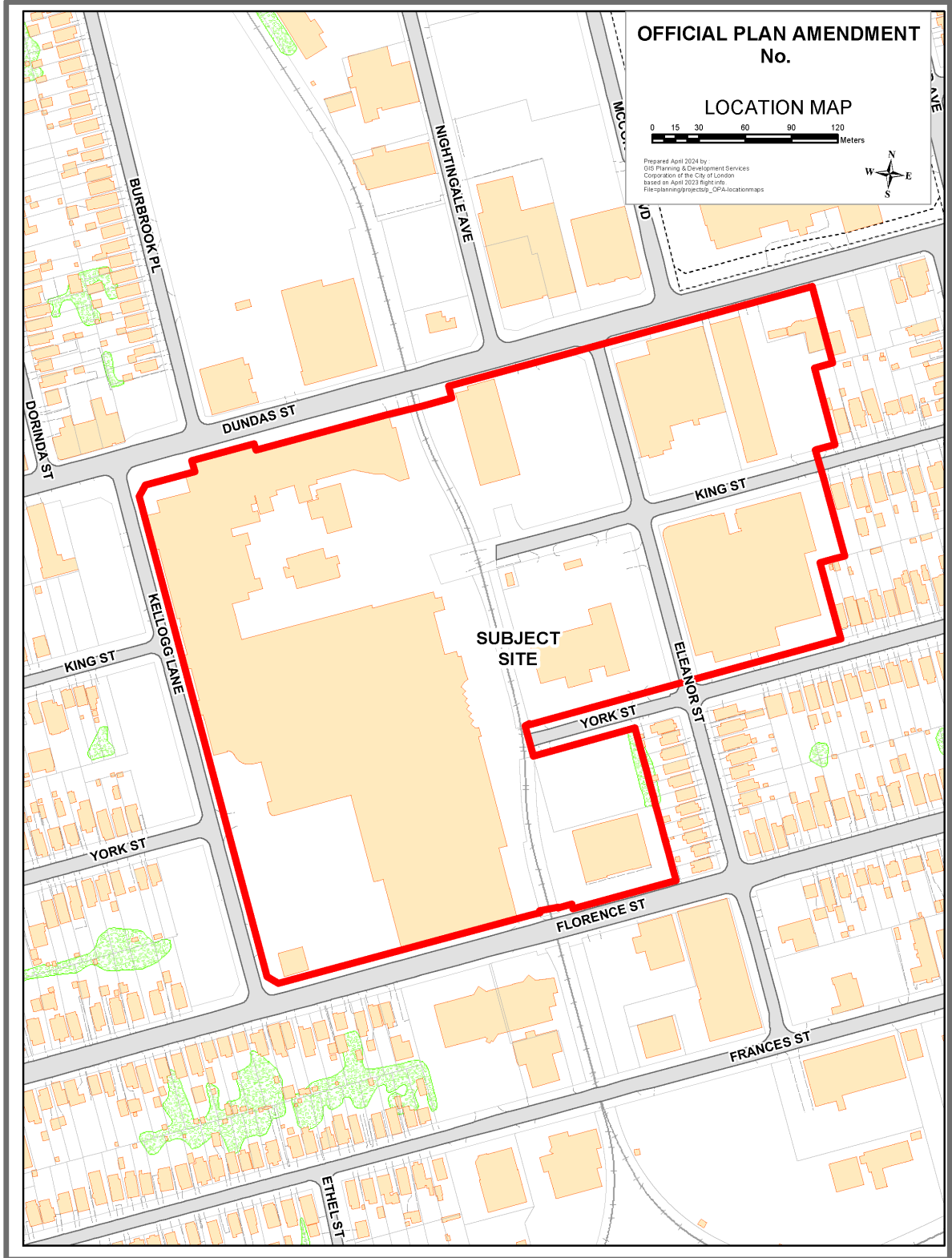
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed land use, economic development initiatives and strategic locations, feasibility of municipal servicing, environmental or other constraints, and adequate parcel size as well as market demands from target industrial sectors.

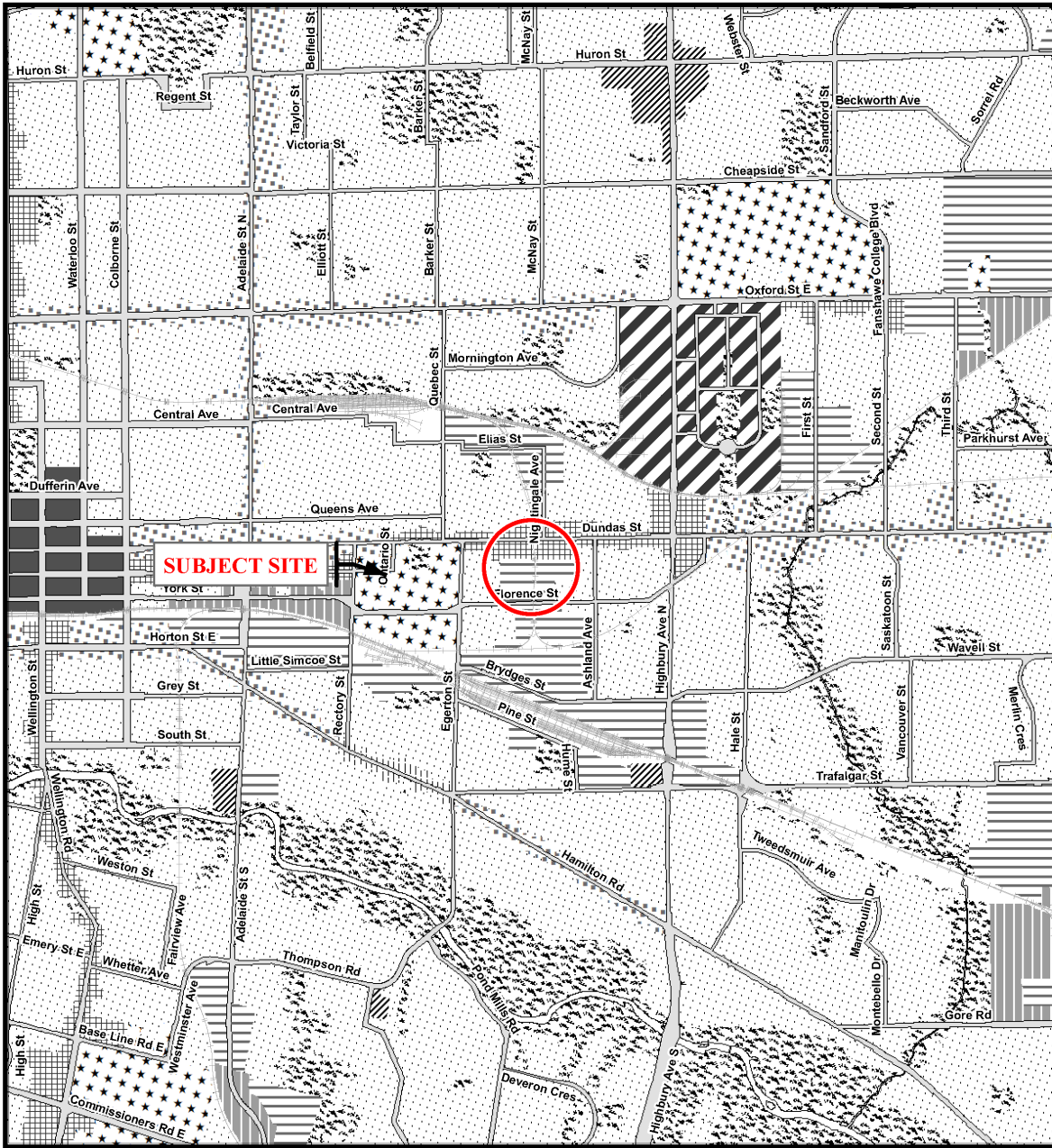
D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

- i. Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Light Industrial Place Type to Transit Village Place Type and by changing the designation of the identified subject lands from Rapid Transit Corridor Place Type to Transit Village Place Type, as indicated on “Schedule 1” attached hereto.

“Schedule 1”





Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

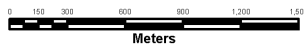
**CITY OF LONDON
Official Plan**

**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



Scale 1:30,000

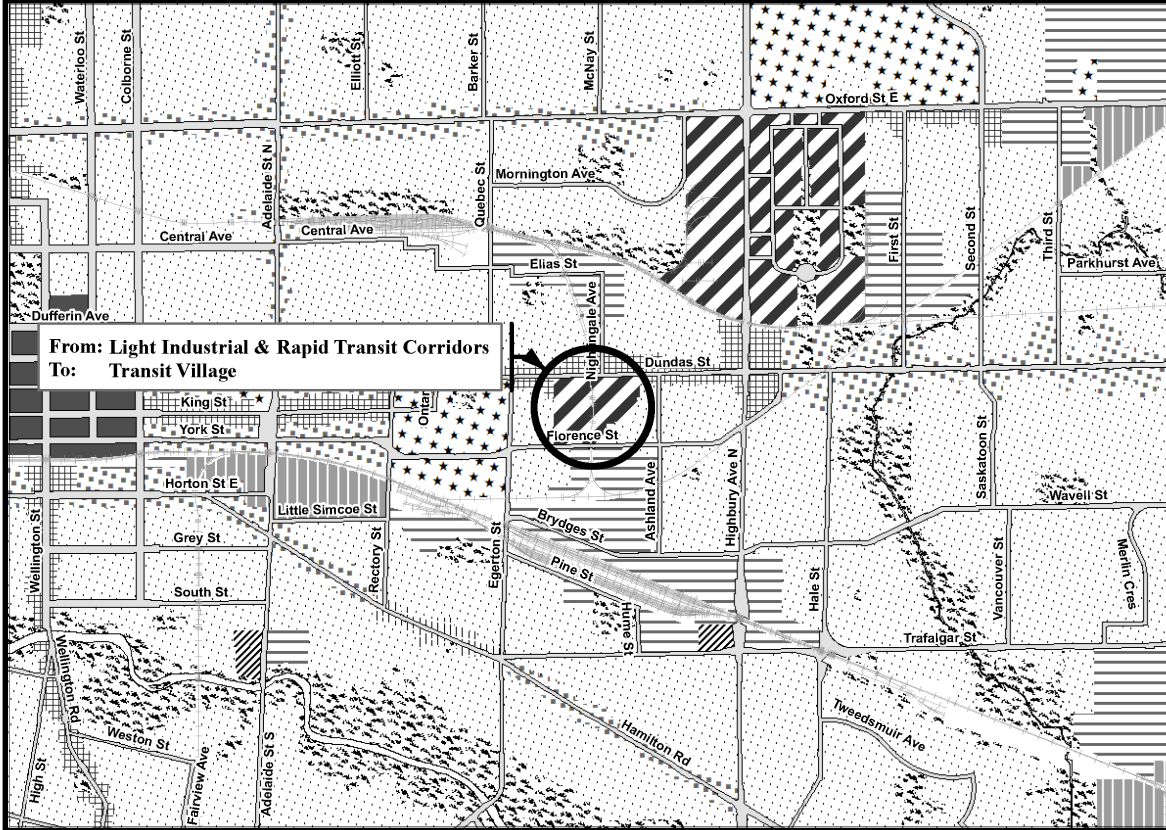


File Number: O-9595

Planner: BC

Technician: RC

Date: 2024/04/25



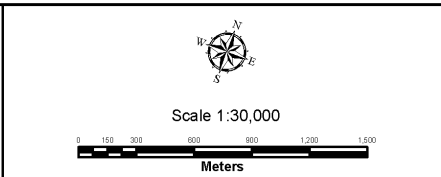
Legend

	Downtown		Future Community Growth		Environmental Review
	Transit Village		Heavy Industrial		Farmland
	Shopping Area		Light Industrial		Rural Neighbourhood
	Rapid Transit Corridor		Future Industrial Growth		Waste Management Resource Recovery Area
	Urban Corridor		Commercial Industrial		Urban Growth Boundary
	Main Street		Institutional		
	Neighbourhood		Green Space		

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

SCHEDULE #
TO
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: O-9595
PLANNER: BC
TECHNICIAN: RC
DATE: 5/28/2024

Schedule 7 to Appendix A – Industrial Land Conversion

AMENDMENT NO. to the OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Commercial Industrial Place Type TO Neighbourhoods Place Type, and add Specific Policies for the Neighbourhoods Place Type of Official Plan, The London Plan, for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 1640 Fanshawe Park Road West, 1510 – 1568 Woodcock Street, 1605 Woodcock Place, 1790 – 1848 Blue Heron Drive, and lands legally described as LONDON CON 4 PT LOT 25 RP 33R4235 PT PART 1 RP 33R14936 PT PART 1.

C. BASIS OF THE AMENDMENT

Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed land use, economic development initiatives and strategic locations, feasibility of municipal servicing, environmental or other constraints, and adequate parcel size as well as market demands from target industrial sectors. Addition of specific policies for the Neighbourhoods Place Type will permit the continued operation of compatible commercial industrial land uses following redesignation.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

- i. Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Commercial Industrial Place Type to Neighbourhoods Place Type, as indicated on “Schedule 1” attached hereto.
- ii. Specific Policies for the Neighbourhoods Place Type of Official Plan, The London Plan, for the City of London is amended by adding the following:

() 1510 Woodcock Street

In the Neighbourhoods Place Type located at 1510 Woodcock Street, the following uses may be permitted in the existing building in addition to the use permitted in the Place Type:

1. commercial recreation establishments;
2. commercial schools;
3. electrical and electronic products industries;
4. office, store and business electronic products industries;
5. support office uses up to a maximum gross floor area of 5000m².

() 1568 Woodcock Street

In the Neighbourhoods Place Type located at 1568 Woodcock Street, a service trade, business service establishment, warehouse establishment, or manufacturing and assembly industry use in the existing building may be permitted in addition to the use permitted in the Place Type.

() 1828 Blue Heron Drive

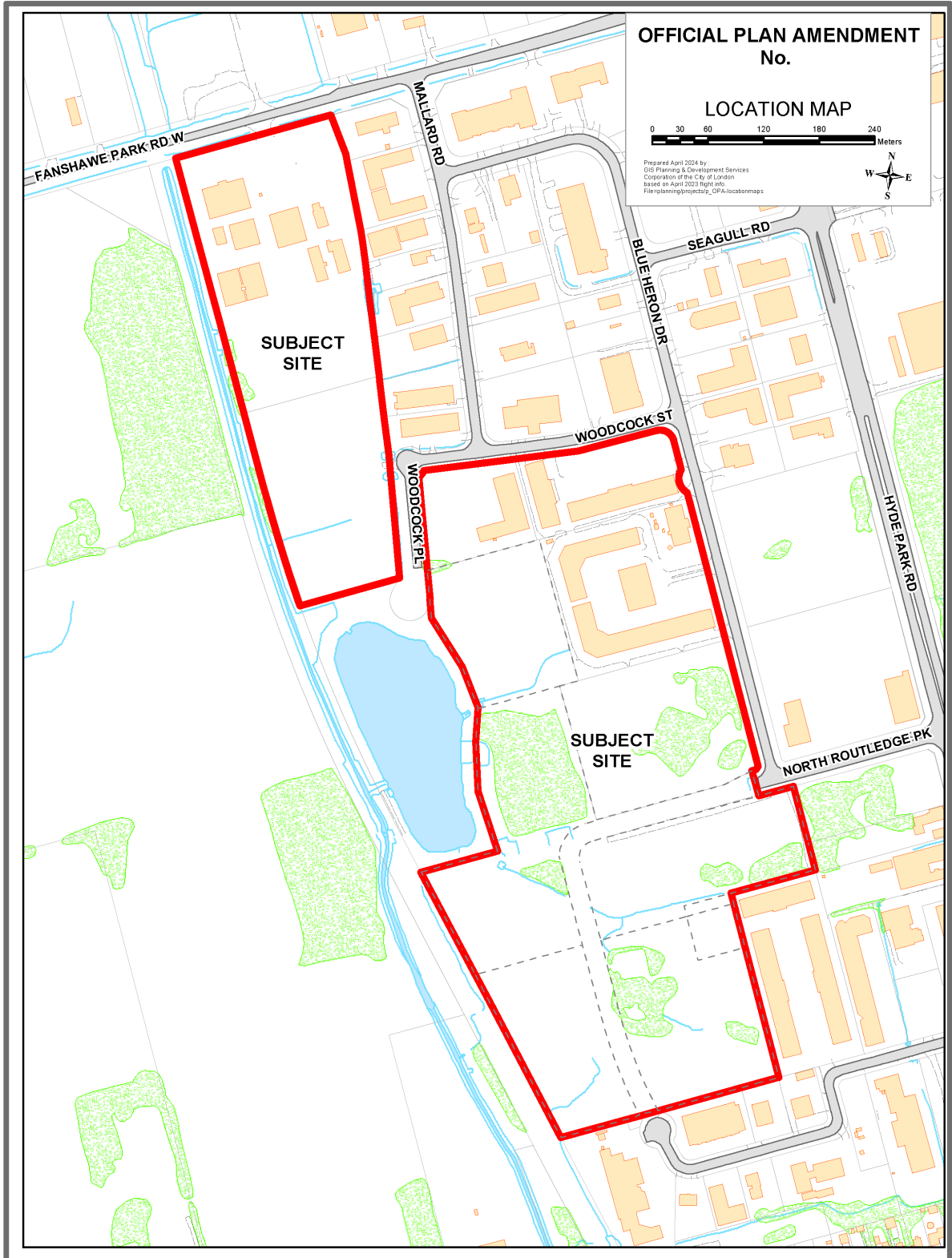
In the Neighbourhoods Place Type located at 1828 Blue Heron Drive, the following uses may be permitted in the existing building in addition to the use permitted in the Place Type:

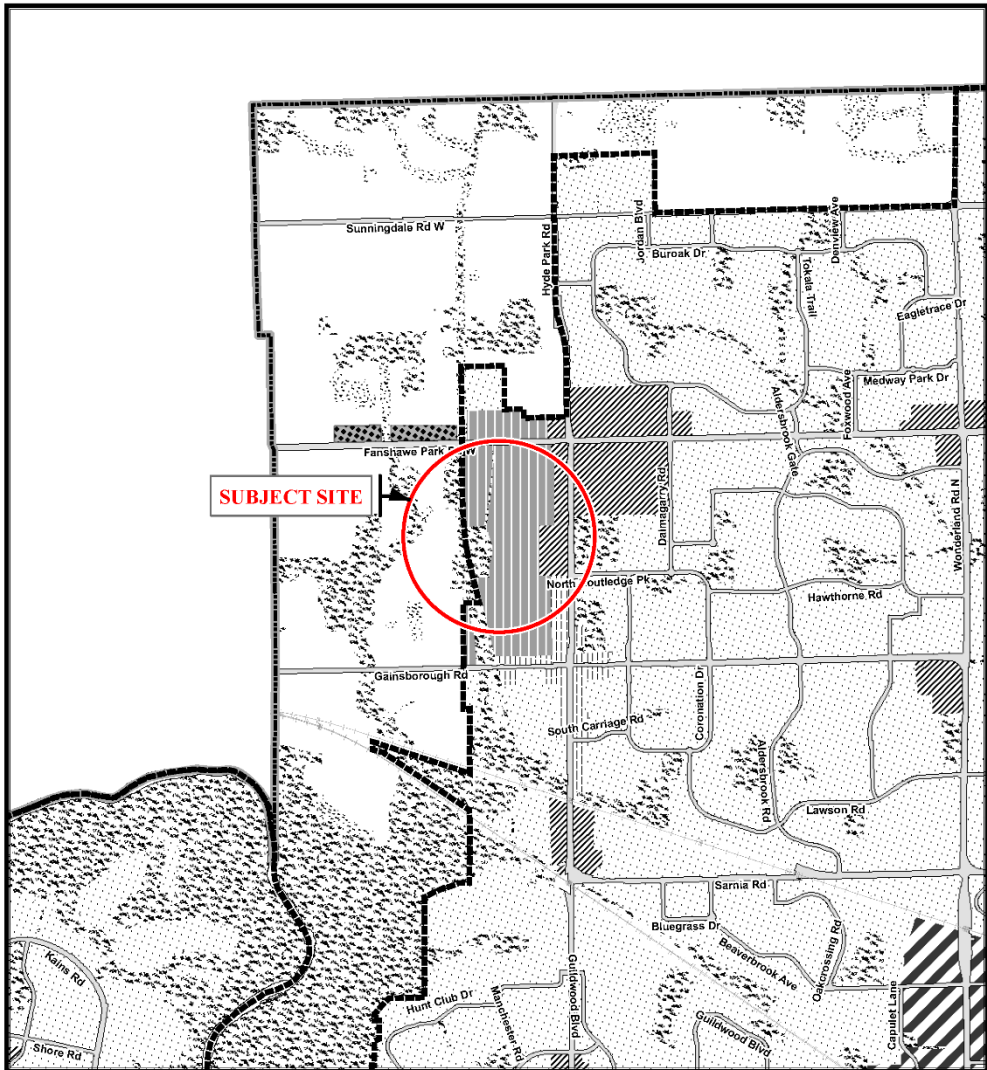
1. business service establishment;
2. clinics;
3. commercial recreation establishments;
4. commercial schools;
5. electrical and electronic products industries;
6. medical/dental offices up to a maximum gross floor area of 150m²;
7. laboratories;
8. office, store and business electronic products industries;
9. pharmaceutical and medical product industries;
10. support and professional office uses up to a maximum gross floor area of 5000m²;
11. wellness centre;
12. wholesale establishment.

() 1848 Blue Heron Drive

In the Neighbourhoods Place Type located at 1848 Blue Heron Drive, a daycare centre may be permitted in the existing building in addition to the use permitted in the Place Type.

“Schedule 1”





Legend

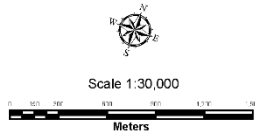
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

**CITY OF LONDON
Official Plan**

**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



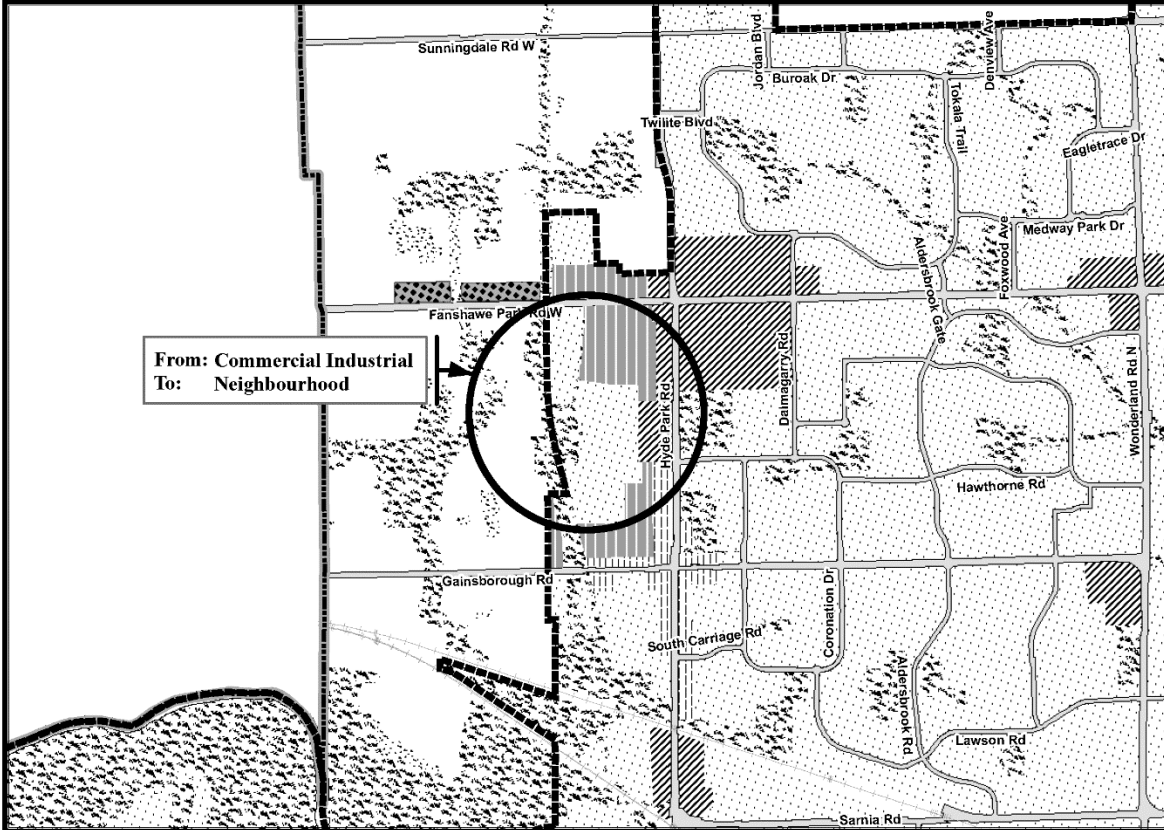
File Number: O-9595

Planner: BC

Technician: RC

Date: 2024/04/25

AMENDMENT NO:



Legend

- | | | | | | |
|--|------------------------|--|--------------------------|--|---|
| | Downtown | | Future Community Growth | | Environmental Review |
| | Transit Village | | Heavy Industrial | | Farmland |
| | Shopping Area | | Light Industrial | | Rural Neighbourhood |
| | Rapid Transit Corridor | | Future Industrial Growth | | Waste Management Resource Recovery Area |
| | Urban Corridor | | Commercial Industrial | | Urban Growth Boundary |
| | Main Street | | Institutional | | |
| | Neighbourhood | | Green Space | | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 4/25/2024</p>
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Schedule 8 to Appendix A – Industrial Land Conversion

AMENDMENT NO. to the OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Commercial Industrial Place Type TO Neighbourhoods Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1525, 1557, 1579, and 1635 Fanshawe Park Road West in the City of London.

C. BASIS OF THE AMENDMENT

Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed land use, economic development initiatives and strategic locations, feasibility of municipal servicing, environmental or other constraints, and adequate parcel size as well as market demands from target industrial sectors.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

- i. Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Commercial Industrial Place Type to Neighbourhoods Place Type, as indicated on “Schedule 1” attached hereto.
- ii. Specific Policies for the Neighbourhoods Place Type of Official Plan, The London Plan, for the City of London is amended by adding the following:

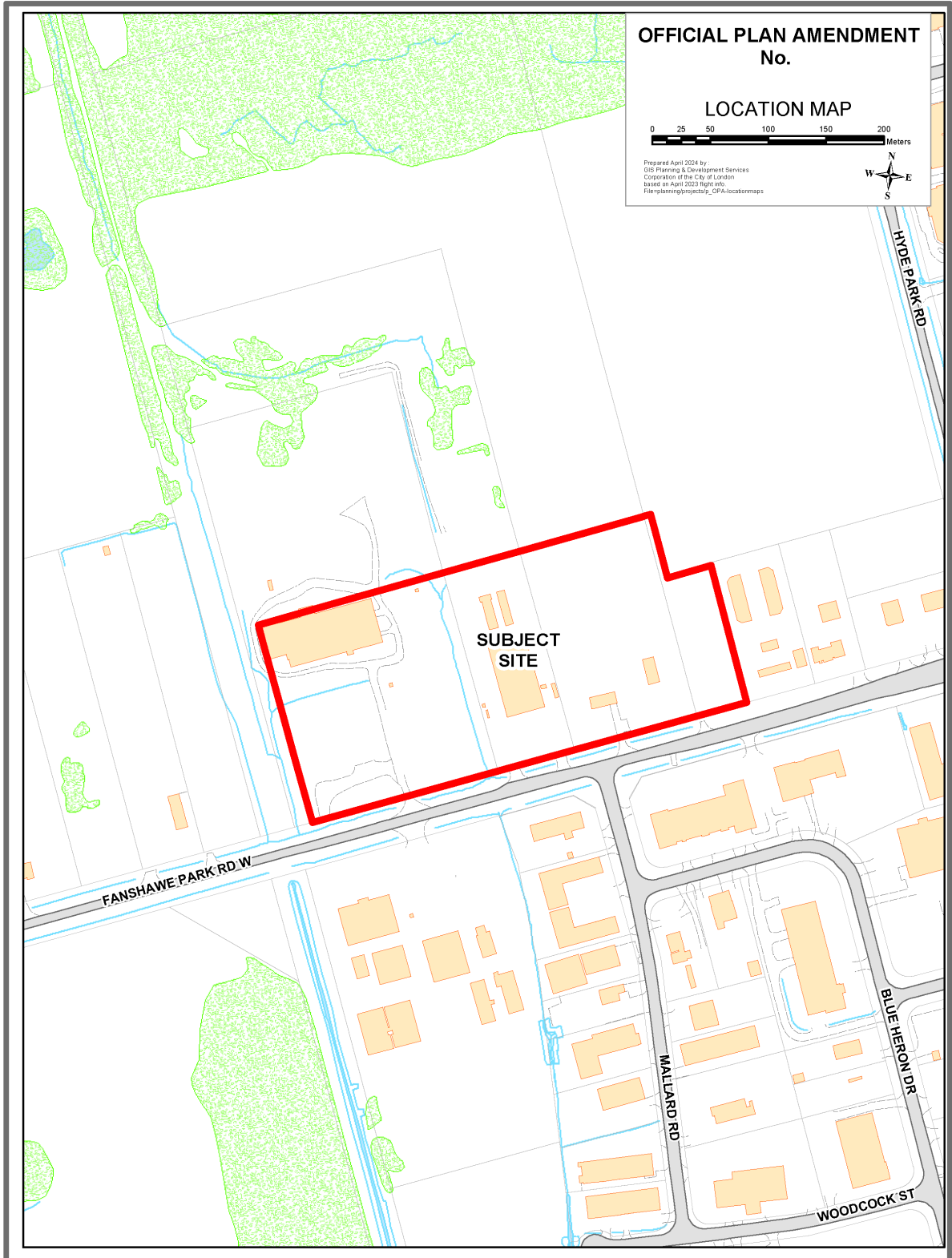
() 1635 Fanshawe Park Road West

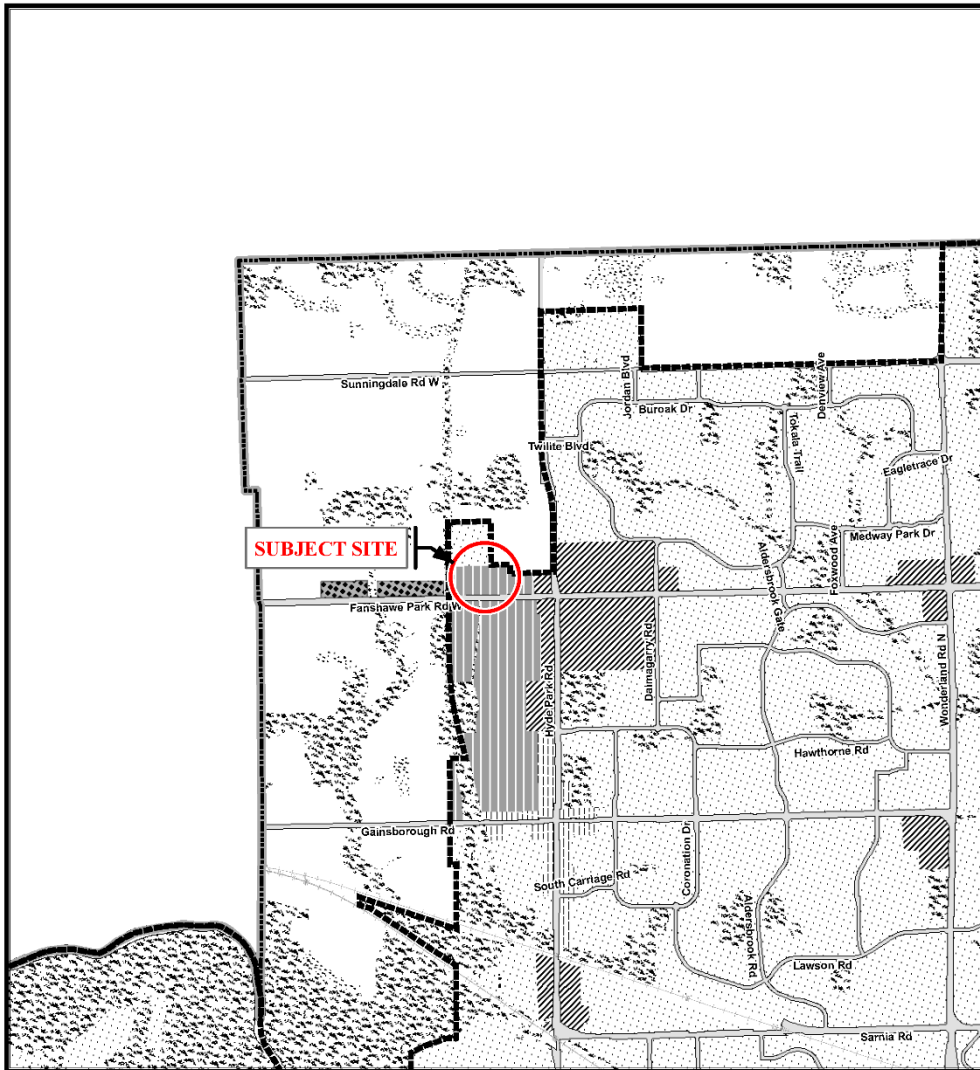
In the Neighbourhoods Place Type located at 1635 Fanshawe Park Road West, a home improvement store and bulk sales establishment may be permitted in addition to the use permitted in the Place Type.

() 1579 Fanshawe Park Road West

In the Neighbourhoods Place Type located at 1579 Fanshawe Park Road West, a repair and rental establishment may be permitted in addition to the use permitted in the Place Type.

“Schedule 1”





Legend

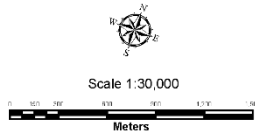
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

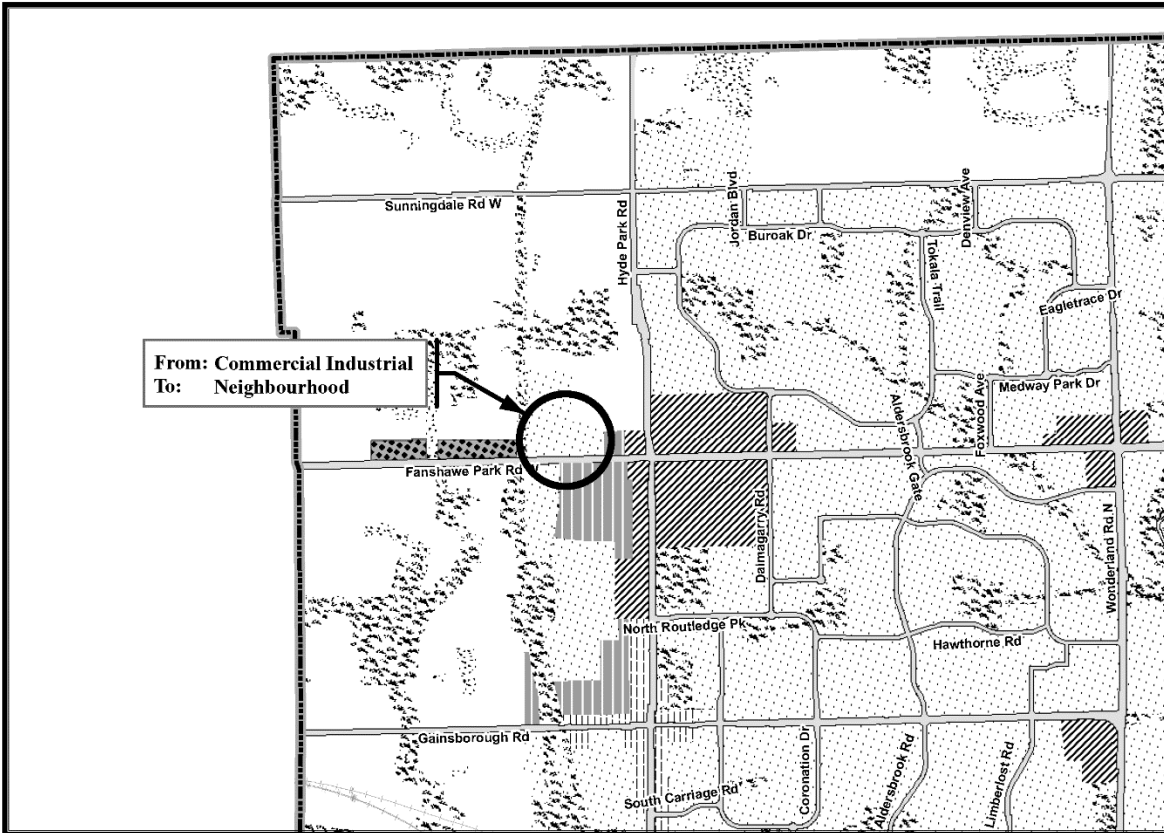
**CITY OF LONDON
Official Plan**

**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



File Number: O-9595
Planner: BC
Technician: RC
Date: 2024/04/25



Legend

- | | | | | | |
|--|------------------------|--|--------------------------|--|---|
| | Downtown | | Future Community Growth | | Environmental Review |
| | Transit Village | | Heavy Industrial | | Farmland |
| | Shopping Area | | Light Industrial | | Rural Neighbourhood |
| | Rapid Transit Corridor | | Future Industrial Growth | | Waste Management Resource Recovery Area |
| | Urban Corridor | | Commercial Industrial | | Urban Growth Boundary |
| | Main Street | | Institutional | | |
| | Neighbourhood | | Green Space | | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 4/25/2024</p>
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Schedule 9 to Appendix A – Industrial Land Conversion

AMENDMENT NO. to the OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Commercial Industrial Place Type TO Urban Corridors Place Type, change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Neighbourhoods Place Type TO Urban Corridors Place Type and delete Specific Policies 1150 and 1151 for the Commercial Industrial Place Type of Official Plan, The London Plan, for the City of London related to the York Street Corridor.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 340 Colborne Street, 343 Maitland Street, 330 William Street, 415 – 799 York Street, 400 – 660 York Street, 345 Lyle Street, 341 – 349 Glebe Street, 354 Glebe Street, and 700 – 800 York Street in the City of London.

C. BASIS OF THE AMENDMENT

Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands, including adjacent non-industrial lands within the industrial corridor, from an industrial land use to a non-industrial land use. The inclusion of a non-industrial land use conversion is consistent with the land use conversion along the industrial corridor. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed land use, economic development initiatives and strategic locations, feasibility of municipal servicing, environmental or other constraints, and adequate parcel size as well as market demands from target industrial sectors. The identified specific policies for the York Street Corridor conform with permitted uses under the Urban Corridors Place Type and are no longer required following redesignation of the subject lands.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

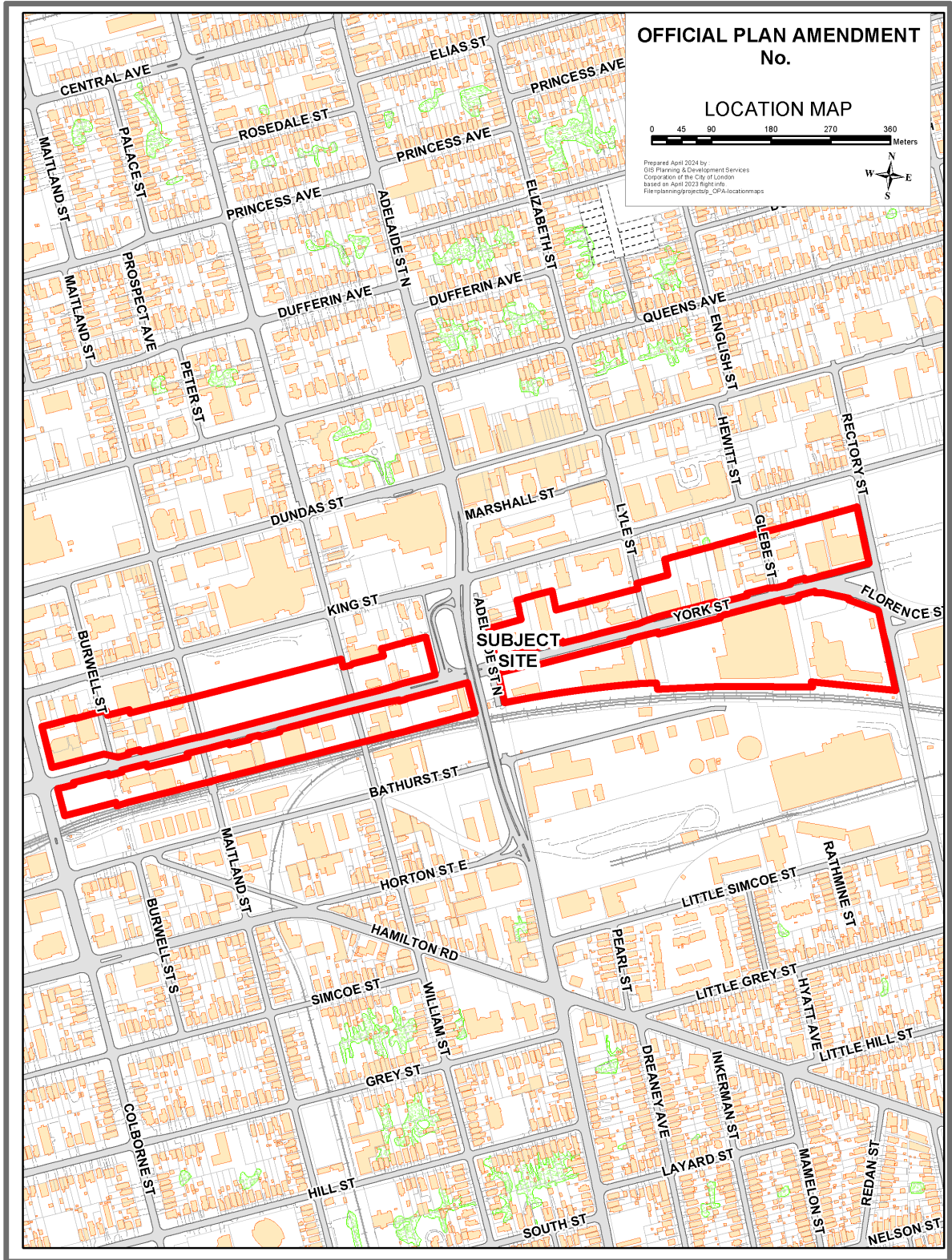
- i. Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Commercial Industrial Place Type to Urban Corridors Place Type and by changing the designation of the identified subject lands from Neighbourhoods Place Type to Urban Corridors Place Type, as indicated on “Schedule 1” attached hereto.
- ii. Specific Policies for the Commercial Industrial Place Type of Official Plan, The London Plan, for the City of London is amended by deleting the following:

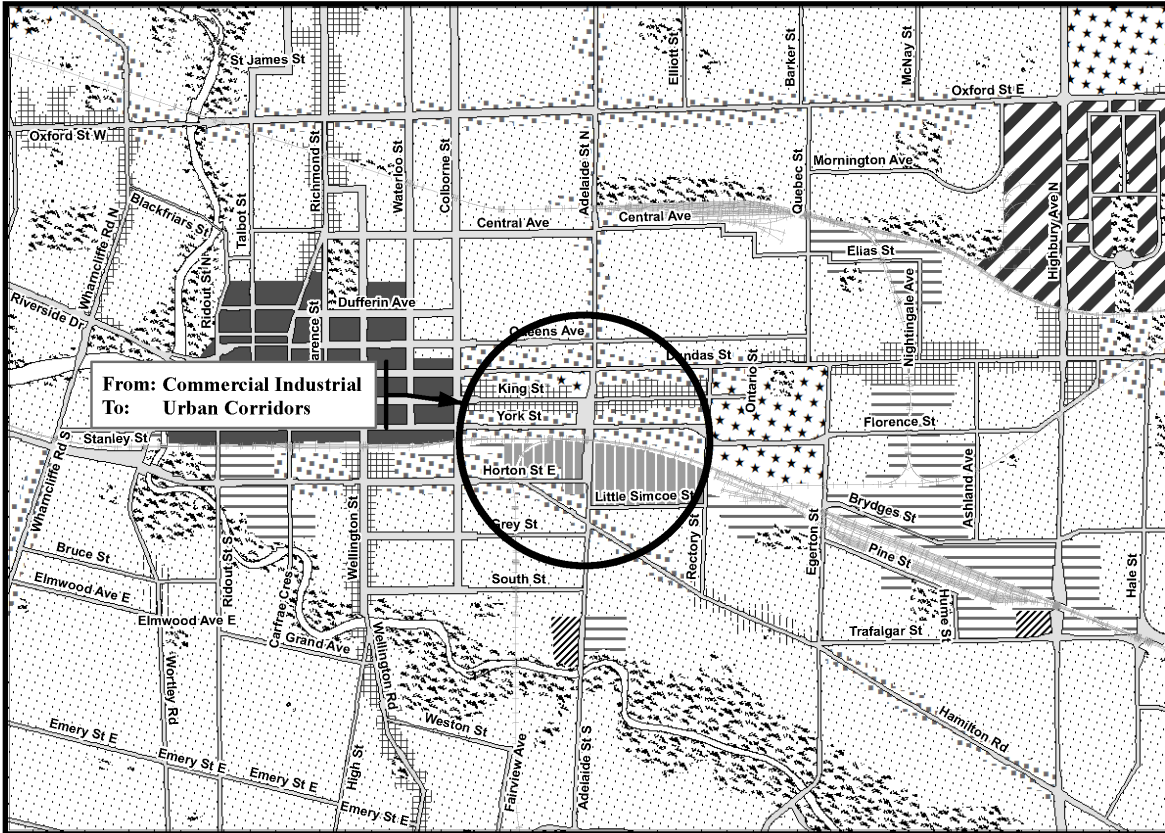
YORK STREET CORRIDOR

1150_ The range of permitted uses will be restricted to uses with low outdoor storage needs or uses that do not generate noise, odour, and/or dust impacts.

1151_ For the portion of the York Street corridor between Maitland and William Streets, in addition to the permitted uses of the Commercial Industrial Place Type, the lands located on the south side of York Street, between Maitland Street and William Street, may also permit small-scale service office uses up to a maximum gross floor area of 2,000m².

“Schedule 1”





Legend

- | | | | | | |
|--|------------------------|--|--------------------------|--|---|
| | Downtown | | Future Community Growth | | Environmental Review |
| | Transit Village | | Heavy Industrial | | Farmland |
| | Shopping Area | | Light Industrial | | Rural Neighbourhood |
| | Rapid Transit Corridor | | Future Industrial Growth | | Waste Management Resource Recovery Area |
| | Urban Corridor | | Commercial Industrial | | Urban Growth Boundary |
| | Main Street | | Institutional | | |
| | Neighbourhood | | Green Space | | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 5/15/2024</p>
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Schedule 10 to Appendix A – Industrial Land Conversion

AMENDMENT NO. to the OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

- B. The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Light Industrial Place Type TO Commercial Industrial Place Type.

C. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 295 Rectory Street, 600 - 760 Little Simcoe Street, 220 – 230 Adelaide Street North, 229 Adelaide Street North, 268 - 278 Maitland Street, 663 – 665 Bathurst Street, 558 – 580 Horton Street East, 561 – 573 Horton Street East, 501 – 575 Bathurst Street, 570 Bathurst Street, 270 – 300 William Street, and 273 – 295 William Street in the City of London.

D. BASIS OF THE AMENDMENT

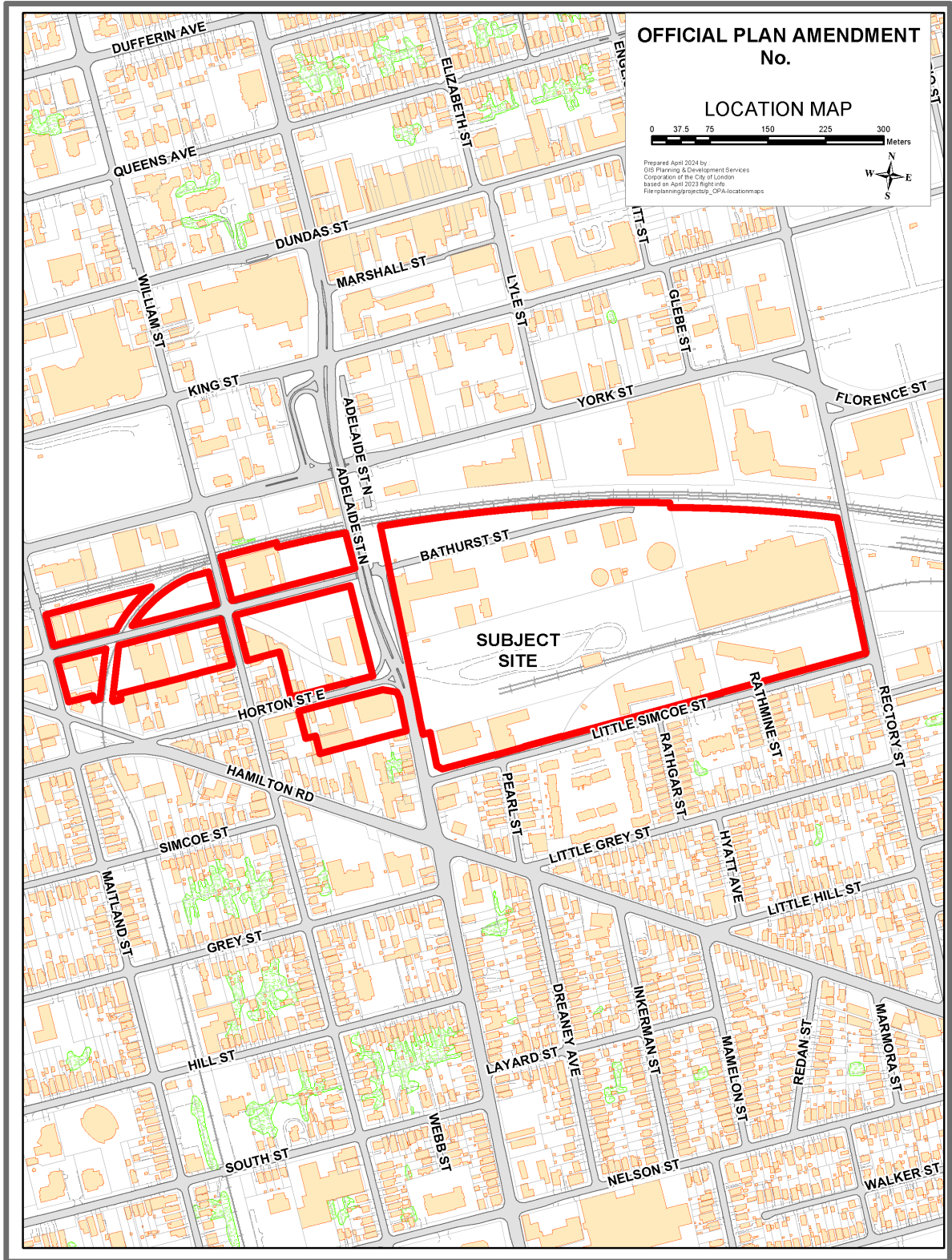
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed land use, economic development initiatives and strategic locations, feasibility of municipal servicing, environmental or other constraints, and adequate parcel size as well as market demands from target industrial sectors.

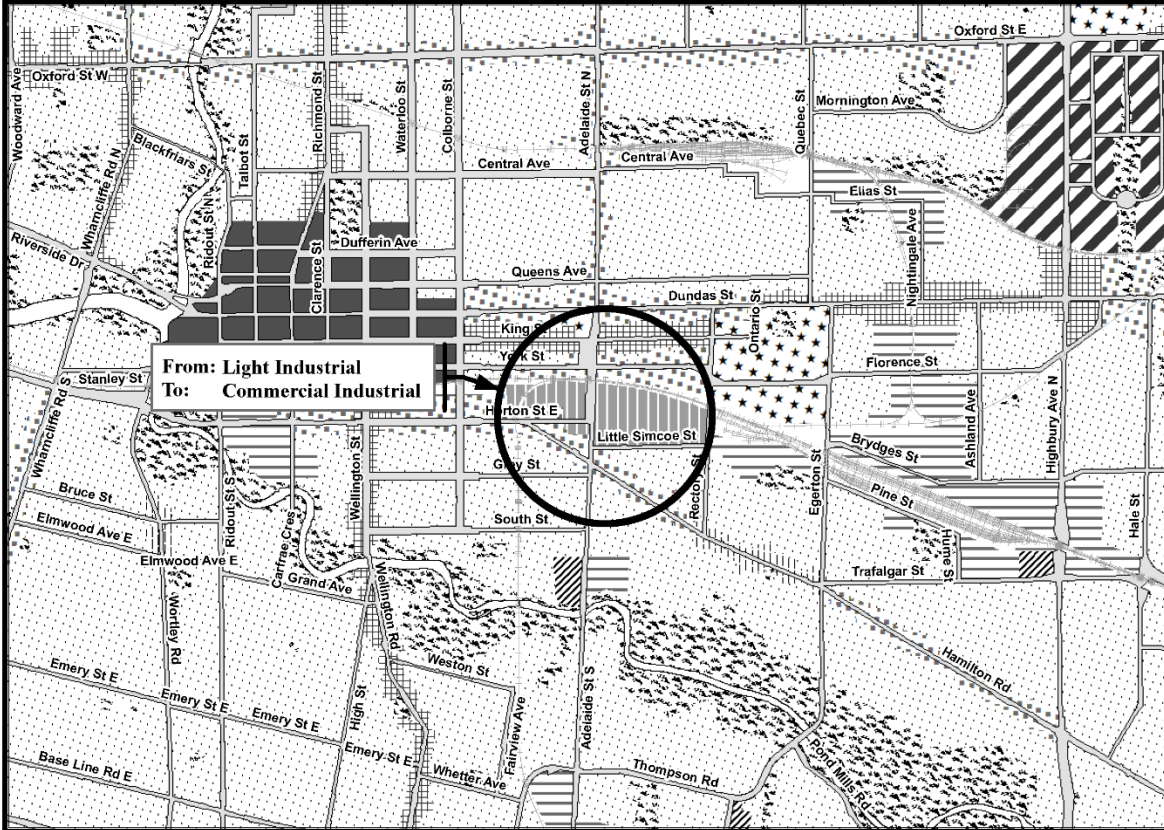
E. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

- i. Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Light Industrial Place Type to Commercial Industrial Place Type, as indicated on “Schedule 1” attached hereto.

"Schedule 1"





Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p style="text-align: center;">SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p style="text-align: center; font-size: small;">PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 5/3/2024</p>
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Appendix B – Draft LNA Community Growth

2021-2046 Draft Land Needs Assessment (Community Growth)

Appendix C – Draft Evaluation Criteria for Expansion Areas

1. Parcel shapes, size, configuration, topography, and potential 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.

Note: forthcoming Industrial Land Needs Assessment may identify separate evaluation criteria specific to Industrial land uses, if required.

Appendix D – List of Requests for Expansion Areas

Below is a list of sites requested for evaluation for potential inclusion within an Urban Growth Boundary expansion.

- Colonel Talbot and Pack Road Properties (3231, 3293 and 3323 Colonel Talbot Road and 7184, 7220 and 7290 Pack Road)
- 1944 Bradley Avenue
- 1996 Bradley Avenue
- 3950 Dundas Street (Thames Centre, Middlesex County)
- 1620 Fanshawe Park Road East
- 4423 Highbury Avenue South
- 3681 Homewood Lane
- 2425 Old Victoria Road
- 1426 Sunningdale Road
- 2700 Trafalgar Road
- 1431 Sunningdale Road West

Appendix E – Industrial Land Conversion Evaluation

Evaluated Sites

- 1) 2496 Dundas Street
- 2) 2550 Dundas Street
- 3) 3317 White Oak Road

Criteria	1	2	3
Landowner interest in conversion to an alternative Place Type	✓	✓	✓
Property not within Prime Industrial Land locations, as referenced in the ILDS, or other municipal/economic development initiatives	✓	✓	✓
Property not required for long-term use as Industrial Lands	✓	✓	X
Would not preclude continued operation of existing industrial uses	✓	X	X
Minimum Separation Distances are to be evaluated and no concerns identified	✓	✓	X
Suitability/affordability of municipal servicing without significant constraints	(*)	(*)	✓
Parcel size and/or potential suitability for land assembly	✓	✓	✓
Property does not demonstrate significant environmental constraint for reuse as another land use/Place Type (i.e. natural heritage system features, natural hazards, or significant brownfield contamination)	X	X	✓
Adequate street frontage for non-industrial use	✓	✓	✓
No major easements/corridors impeding development for non-industrial use	✓	✓	✓
Property has sufficient depth/area to meet guidelines for development of sensitive uses in adjacency to railway operations (i.e. 2013 Federation of Canadian Municipalities/Railway Association of Canada guidelines)	✓	✓	✓
Sufficient setback from pipelines to ensure safety for non-industrial use	✓	✓	✓
Sufficient setback from airport operations to address airport noise exposure forecast (NEF) for non-industrial use	✓	X	✓
Presence of other non-Industrial uses adjacent to the property or within the same area of the Industrial Place Type	✓	✓	X
Property demonstrates potential for long-term use as a non-Industrial Place Type	✓	X	X

(*) Engineering Division indicated that fulsome servicing review and considerations would be required prior to development application.