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File: O-7980/Z-7686
 Planner: Barb Debbert

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON – PICCADILLY AREA NEIGHBOURHOOD APPLICATION BY: MONTESSORI SCHOOL HOUSE OF CHILDREN 719 WATERLOO STREET PUBLIC PARTICIPATION MEETING ON MONDAY, JANUARY 16, 2012

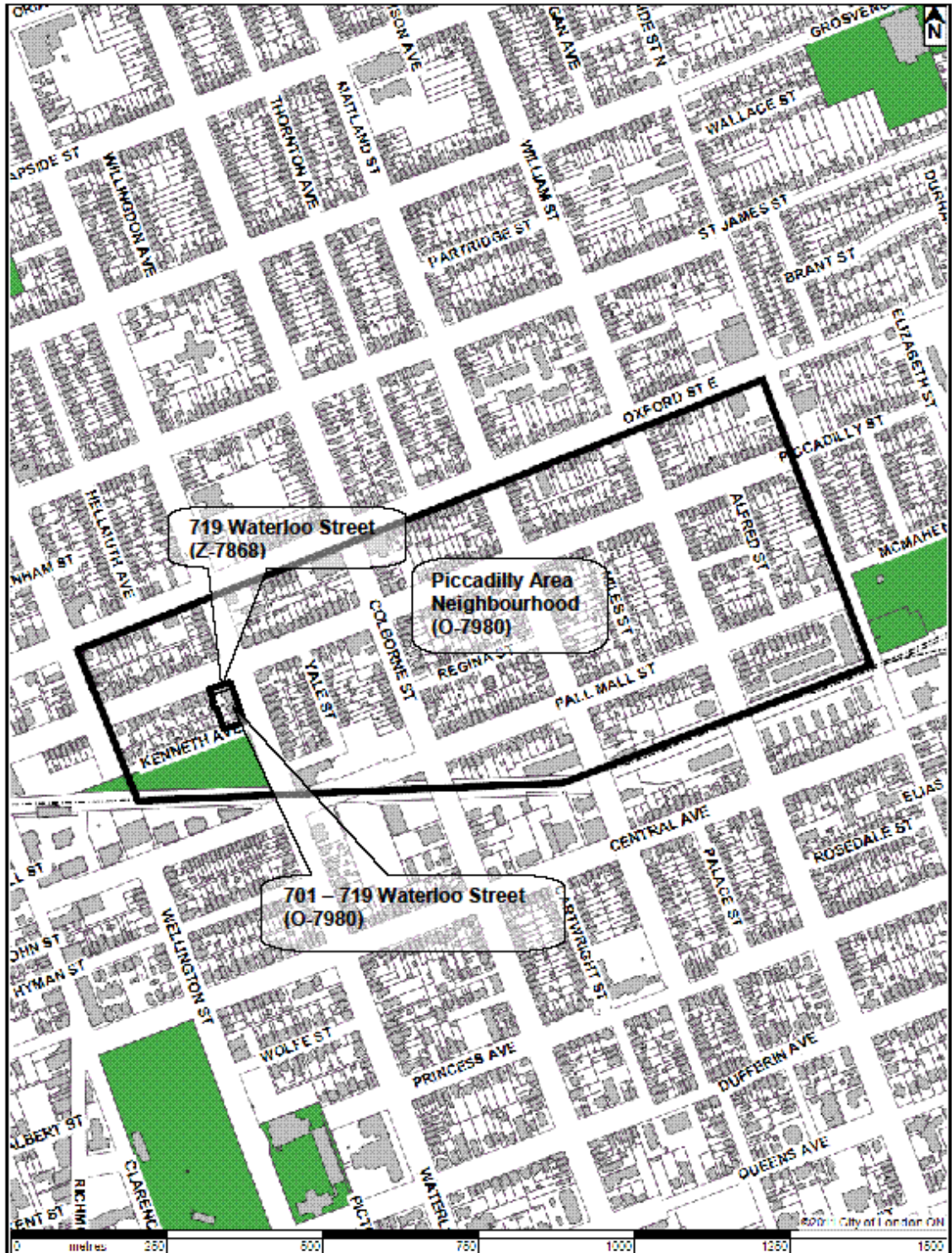
RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the applications of the City of London and the Montessori School House of Children relating to the Piccadilly Area Neighbourhood and the property located at 719 Waterloo Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 31, 2012 to amend the Official Plan by **ADDING** a special policy in Chapter 10 – “Policies for Specific Areas” to limit the expansion of private schools and the establishment of new private school uses, to those properties within the Piccadilly Area Neighbourhood that are zoned for private schools on the date of adoption of the Official Plan Amendment, and to 701/703 Waterloo Street, 719 Waterloo Street, 311 Oxford Street East, and 711 Colborne Street;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on January 31, 2012 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of 719 Waterloo Street **FROM** a Residential R2 (R2-2) Zone which permits single detached dwellings, semi-detached dwellings, duplex dwellings, converted dwellings (maximum 2 dwelling units), **TO** a Residential R2 Special Provision/Neighbourhood Facility Special Provision (R2-2(2)/NF1()) Zone to permit single detached, semi-detached, duplex and converted dwellings, elementary schools, churches, community centres, day care centres, libraries, and private schools, with special provisions to permit an expansion of up to a maximum of 10% of the gross floor area of the existing building, and a south interior side yard of “zero” metres;
- (c) that if site plan approval is required for the conversion of 719 Waterloo Street to private school use, the Site Plan Approval Authority **BE REQUESTED** to hold a public site plan meeting and to consider any traffic safety and manoeuvrability issues relating to 719 Waterloo Street during the site plan review process;
- (d) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Residential R2 (R2-2) Zone which permits single detached dwellings, semi-detached dwellings, duplex dwellings, converted dwellings (maximum 2 dwelling units), **TO** a Residential R2 Special Provision/Neighbourhood Facility Special Provision (R2-2(2)/NF1()) Zone to permit, in addition to the already permitted uses, elementary schools, churches, community centres, day care centres, libraries, private schools, fire stations, private clubs, and police stations, limiting the aggregate number of student and day care places at 719 Waterloo Street combined with student and day care places at 711 Waterloo (the current Montessori site) to a maximum of 180, and permitting only

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LOCATION MAP	LEGEND										
<p>Subject Site: Piccadilly Area Neighbourhood and 719 Waterloo Street Applicant: City Of London/Montessori School House of Children File Number: O-7980/Z-7686 Planner: Barb Debbert Created By: Barb Debbert Date: 2011-12-13 Scale: 1:7500</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Subject Site</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Parks</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Assessment Parcels</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Buildings</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Address Numbers</td> </tr> </table>	■	Subject Site	■	Parks	■	Assessment Parcels	■	Buildings	■	Address Numbers
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■	Buildings										
■	Address Numbers										
<p>Corporation of the City of London Prepared By: Planning and Development</p>											

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existing buildings to be used but allowing an expansion of up to a maximum of 10% of their gross floor area, **BE REFUSED** for the following reasons:

- i) It is appropriate to eliminate fire stations, private clubs and police stations;
 - ii) The proposed special provision to cap the number of students in an effort to control further impacts on amenity, character and function cannot be easily or readily investigated or enforced.
 - iii) The proposed special provision at 719 Waterloo Street cannot be legally enforced against 711 Waterloo Street.
- (e) the Civic Administration **BE REQUESTED** to initiate a Zoning by-law amendment to the Neighbourhood Facility (NF1) Zone applicable to 711 Waterloo Street to limit the permitted uses to elementary schools, churches, community centres, day care centres, libraries, and private schools, eliminating fire stations, private clubs and police stations from the list of permitted uses;
- (f) the Civic Administration **BE REQUESTED** to continue to work with the Montessori School House of Children, the Piccadilly Area Neighbourhood Association (PANA) and the area landowners to evaluate and decide on the best option to improve the traffic situation, including alternative drop-off locations, traffic patterns, signage and enforcement;
- (g) The Civic Administration **BE REQUESTED** to conduct a neighbourhood planning study for the Piccadilly Area neighbourhood to address a variety of broader community issues including traffic, parking, heritage conservation, non-residential uses, and residential intensification, and that the Administration include the study within the Planning Division's mid to long-term work program.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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January 2002 - Piccadilly Area Neighbourhood Community Facilities Study - Day Care Centres & Private schools

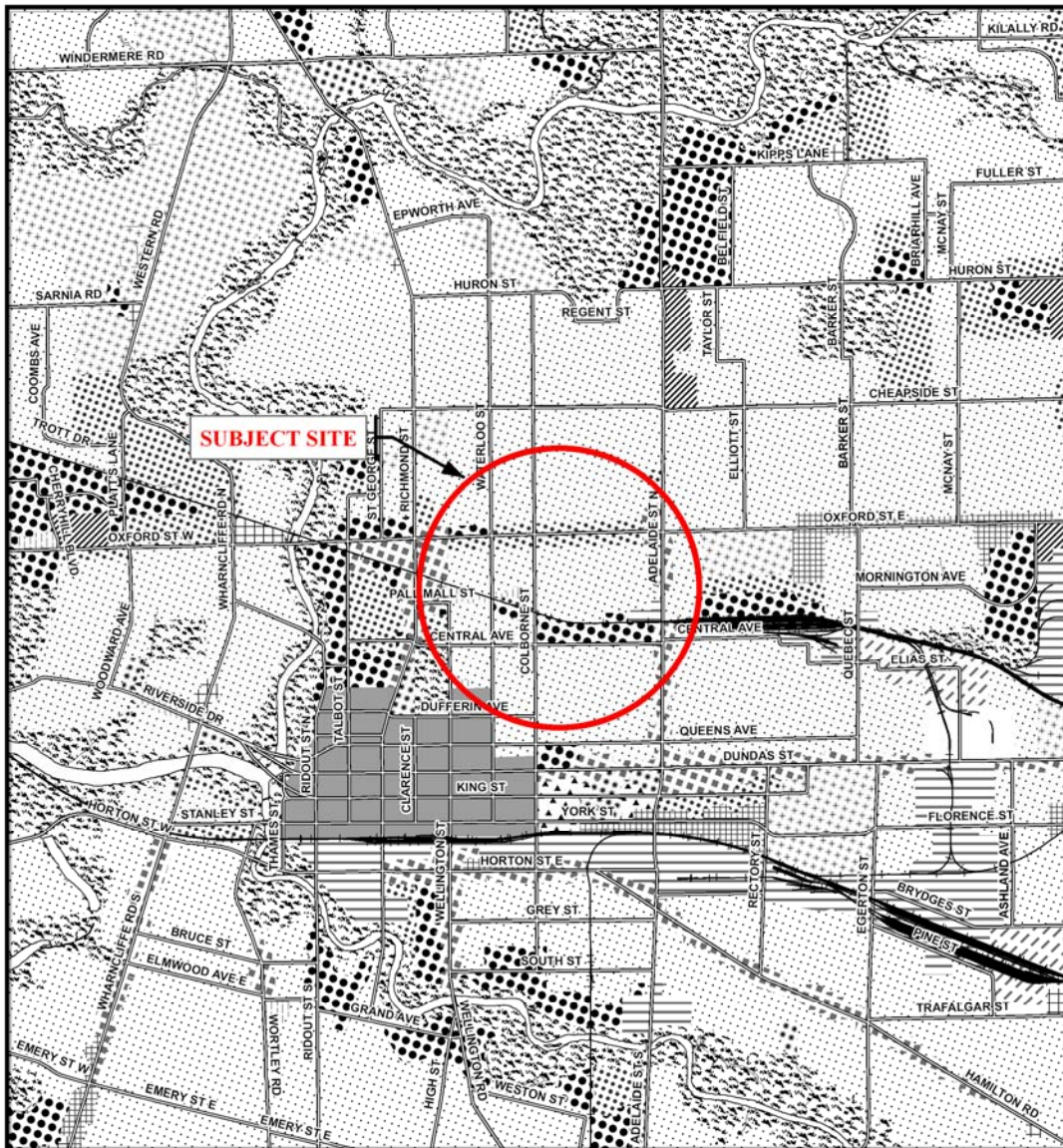
February 11, 2002 – Report to Planning Committee – 2 Kenneth Avenue – This report recommended refusal of a Zoning amendment from a Residential R2 (R2-2) Zone to a Residential Special Provision R2 (R2-2(_)) Zone to permit uses accessory to the private school use at 707 and 709 Waterloo Street such as a staff room, sick room and file storage area, in addition to the existing permitted uses.

May 13, 2002 - Report to Planning Committee – This report recommended an Official Plan amendment to change the policies of Section 3.6.4 (Community Facilities) to address the concentration of community facilities in established residential areas and to require adequate on-site parking and drop-off and pick up facilities for such uses.

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Official Plan Context



Legend

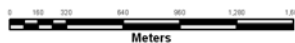
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| Downtown Area | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement |
| Low Density Residential | Environmental Review |
| Office Area | Agriculture |
| Office/Residential | Urban Growth Boundary |

CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-7980

PLANNER: BD

TECHNICIAN: CK

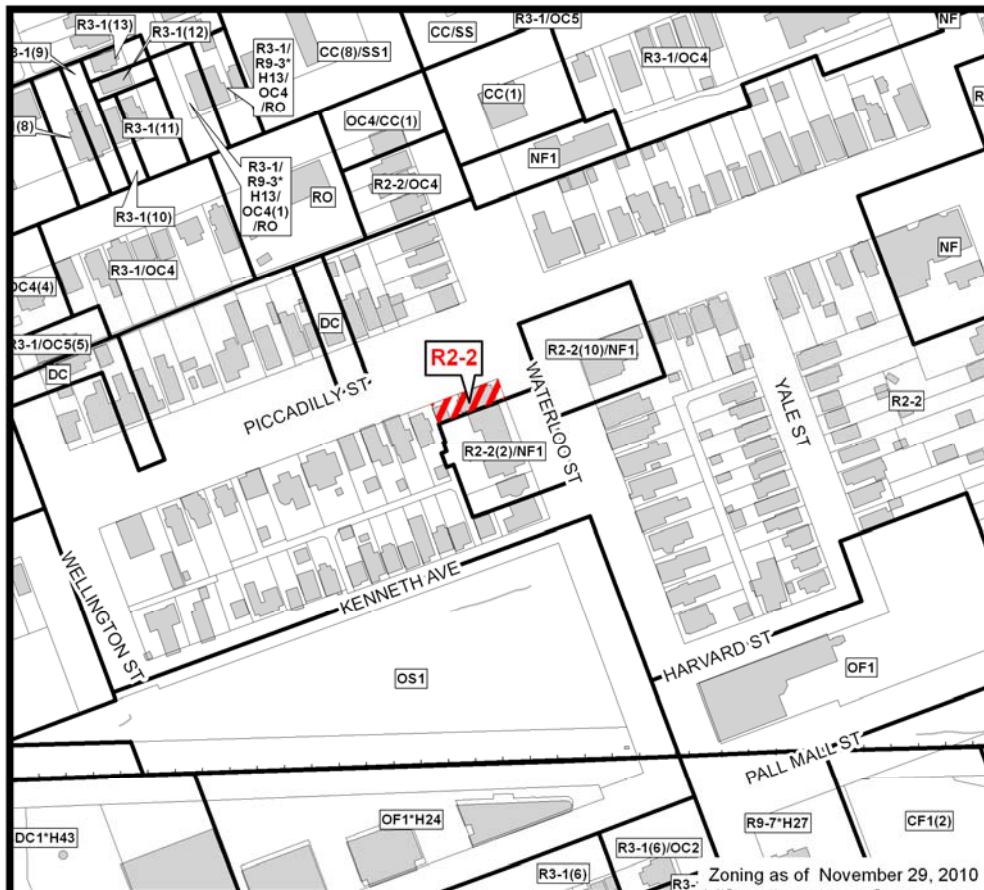
DATE: 2011/12/14

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File: O-7980/Z-7686
 Planner: Barb Debbert

Zoning Context



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R2-2

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "d" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON
 DEPARTMENT OF PLANNING AND DEVELOPMENT

ZONING BY-LAW NO. Z-1

SCHEDULE A



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
 Z-7686 BD

MAP PREPARED:
 2011/12/13 CK

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January 31, 2011 – Report to the Built and Natural Environment Committee – 719 Waterloo Street – This report recommended refusal of a Zoning amendment from a Residential R2 (R2-2)

Zone to a Residential R2 Special Provision/Neighbourhood Facility Special Provision (R2-2(2)/NF1(_)) Zone to permit, in addition to the already permitted uses, elementary schools, churches, community centres, day care centres, libraries, private schools, fire stations, private clubs, police stations, and offices, limiting the aggregate number of student and day care places at 719 Waterloo Street combined with student and day care places at 711 Waterloo Street (the current Montessori site) to a maximum of 180, and permitting only existing buildings to be used but allowing an expansion of up to a maximum of 10% of their gross floor area. This recommendation was referred back to staff for “further review and consideration, with the applicant, whether the subject site could be potentially zoned as Office Conversion rather than Neighbourhood Facility, which may be more consistent with the Piccadilly Area, and which may serve to provide the applicant with additional office space, and to determine if the applicant will provide some assurance that there will be no further expansions of the school in the future..”

August 15, 2011 – Report to the Built and Natural Environment Committee – 719 Waterloo Street – This report recommended that staff be requested to initiate an application to amend the Official Plan to help establish the limits of private school uses within a defined area generally bounded by Oxford Street, Maitland Street, Kenneth Avenue and the railway tracks. The stated objectives were to formally define the geographical boundaries within which private school uses may be permitted to expand without an Official Plan Amendment, provide policy regarding the intensity of private school uses within a defined geographical area, and the provide criteria for the review of the Site Plan Control applications for private school uses within a defined geographical area. Notwithstanding the staff recommendation, Council directed the Civic Administration to meet with the Montessori House of Children and the neighbourhood community association to discuss limiting the scope of the proposed Official Plan Amendment.

October 31, 2011 – Report to the Built and Natural Environment Committee – 719 Waterloo Street and Related Lands - This report recommended that staff be directed to organize and hold a neighbourhood based community meeting in coordination with the Montessori School and the Piccadilly Area Neighbourhood Association, to discuss a possible Official Plan amendment that will plan for and define the parameters for any future expansion of the Montessori School in the Piccadilly Neighbourhood, understanding that at that community meeting, planning staff would facilitate a review of neighbourhood issues related to the Montessori School and work toward a collaborative approach to resolving these issues; and that staff initiate an application to amend the Official Plan to establish the limits of future expansion of private school uses in the Piccadilly Neighbourhood. Council resolved that the above noted actions occur.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended Official Plan Amendment will limit private school uses to those properties within the Piccadilly Area Neighbourhood Association that are currently zoned or used for Private School uses, along with the properties directly abutting the west side of Waterloo Street between Kenneth Avenue and Piccadilly Street, namely 701/703 Waterloo Street and 719 Waterloo Street. Those properties recognized as being used for Private School uses include the existing Montessori site at 311 Oxford Street West, and the Colborne Street United Church at 711 Colborne Street. The intent is to create certainty for area landowners regarding the extent to which private schools may be established or expanded within the community setting.

The recommended Zoning By-law amendment will allow the use of the existing buildings at 719 Waterloo Street for private school uses, will limit any additions to the existing building to a maximum of 10% of the existing gross floor area, and will allow an addition to extend to the south property line to facilitate an indoor connection between 719 Waterloo Street and the existing private school facility.

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RATIONALE

1. The recommended Official Plan Policy for Special Areas is intended to bring some stability to the neighbourhood so that both neighbourhood residents and the Montessori House of Children can identify the extent to which there may be expansion of the existing private school or the establishment of new private schools in the future;
2. The recommended policy strikes a balance between the needs of the existing private school and maintaining the residential amenity of the area and a desire for neighbourhood stability;
3. The recommended policy addresses the previously incremental approach to the growth of the private school.

BACKGROUND

On November 8, 2011, a combined Notice of Application and Notice of Community Meeting was circulated by mail to all landowners within the boundaries of the Piccadilly Area Neighbourhood, plus all landowners within a 120 metre radius surrounding the PAN boundary. Notice was also given in the Living in the City section of the London Free Press on November 12. The community meeting was held on November 15, and attended by 15 people, including representatives of the Montessori School and the Neighbourhood Association. The list of attendees is included as Attachment “1” to this report. It is assumed the community meeting, required by Council but not a statutory requirement, would have been better attended if a longer notice period had been provided. However, staff felt that the Council resolution, made on November 7, was necessary before the notices could be sent, yet were also cognizant of Council’s desire to move forward quickly in order to ensure that a final report and recommendation could be made available on January 16, 2012.

The focus of the community meeting was to open/broaden communication between general area landowners and the Montessori Board and Administration, allow Montessori the opportunity to collaborate on potential solutions to the issues raised by the public, and to discuss the potential for the Official Plan amendment and how it would benefit both parties. Introductory remarks were made by the Director of Land Use Planning, followed by three breakout sessions. The topics of those sessions, and the major themes that were identified by the participants, are summarized below, along with those identified by people who were unable to attend the meeting but provided input to the process by phone or in writing. The complete results of each breakout session are included in Attachment “2” of this report. Written responses received by the Planning Division are included in Attachment “3” of this report.

1. Advantages and Consequences of the Montessori School within the Community

Advantages of the School - Major Themes

- Quality education – global importance;
- Support role the school plays – education, business, park, downtown, neighbourhood vibrancy, safety, religious institutions;
- Sense of responsibility in recognizing and working on improving related traffic issues;
- Value added by Montessori’s care and maintenance of heritage properties;
- Quiet in evenings and on weekends.

Consequences of the School – Major Themes

- Daily parking and traffic issues during peak drop-off and pick-up times – blocked driveways and streets, illegal parking, disobeying traffic laws;
- Parental behaviour – sense of entitlement;
- Increased safety and congestion problems on Piccadilly Street since the

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- purchase of 719 Waterloo and the installation of the side gate;
- Disproportionate intensity of use by Montessori of facilities, the park and the sidewalks creating a feeling of area residents being commandeered by Montessori activities;
- Not residential neighbours – residential vs. non-residential is not balanced.

Consequences not solely related to the school – Major Themes

- Cumulative impact of other non-residential uses (eg. day care facilities, office conversions, etc.) on traffic and parking issues;
- Concern about the potential alternative uses for the site if the Montessori School leaves;
- Some traffic activity on Kenneth Avenue is not school or area resident related;

2. *Potential Solutions*

A great deal of inventiveness and thought was given to potential mechanisms for solving private school and non-school related issues, some of which can be addressed with planning tools and others which require a broader approach. In addition, potential solutions ranged from the site specific to community wide solutions, but there was an overriding feeling that the solutions should be wholistic, not piecemeal in nature:

Major Themes – Planning Tools that can be considered

- Must know where school growth will end to implement solutions;
- Official Plan policy to limit growth of school into residential area;
- Implement balanced zoning within the neighbourhood on a comprehensive basis;
- Site specific controls on the implemented zoning – range of uses, etc.;
- Heritage designation or district to protect existing structures;
- Solution should maintain the garage on 719 Waterloo Street to serve as a buffer for 319 Piccadilly Street.

Major Themes – Additional Tools to be considered

- Improved traffic/parking enforcement;
- Pylons or more permanent controls to limit illegal traffic movements and parking; limit drop-off locations;
- Additional parking facilities provided;
- Changes to road infrastructure, traffic lights, signage maximum time limits for on-street parking;
- Bussing;
- Should involve the day care facilities in the solution.

3. *Possible Official Plan Amendment*

In his introductory remarks for this session, the Director of Land Use Planning introduced the concept of using an Official Plan policy to limit future expansion of the private school to a specific quantity and location, that would provide certainty for everyone and would be a move away from the incremental growth that has characterized the Montessori school in the past.

Major Themes

- Should be based on a comprehensive review of the Montessori operation to maximize use of existing facilities;
- Should be neighbourhood based or larger;
- Should impose limits on expansion.

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DISCUSSION

Official Plan Amendment

The recommended Official Plan amendment was initiated by the City as a potential tool to provide certainty around the future expansion of private schools in the Piccadilly Area Neighbourhood, and to address the previously incremental approach to growth that has characterized the Montessori school in the past. Council has been clear in its desire to allow some degree of expansion of the private school use, within the policies within the Low Density Residential designation regarding the establishment of community facility uses. While the proposed approach provides clarity around potential future activities, it is not directly related to the ability to adopt the recommended Zoning By-law amendment discussed in the next Section of this report.

Chapter 10 of the Official Plan allows Council to consider policies for specific areas where one or more of four criteria apply. The applicable criterion in this case is found in Section 10.1.1. iv) which indicates that “where the policy is required to restrict the range of permitted uses, or to restrict the scale and density of development normally allowed in a particular designation, in order to protect other uses in an area from negative impacts associated with excessive noise, traffic, loss of privacy or servicing constraints.”

Based on the comments and concerns raised by area landowners, the neighbourhood seems to have reached the saturation or balance point where significant additional growth of the school will result in an unacceptable increase in impacts, especially related to traffic and parking issues. Based on the Council’s direction, staff have sought solutions that will recognize the need to balance the integrity of the residential neighbourhood, with the needs of the Montessori School to provide quality education.

The recommended Official Plan amendment will limit the expansion of private schools and the establishment of new private school uses, to those properties within the Piccadilly Area Neighbourhood that are currently zoned or used for private school purposes on the date of adoption of the Official Plan Amendment, and to 701/703 and 719 Waterloo Street. While the Montessori School has not expressed any interest in expanding its facilities by acquiring 701/703 Waterloo Street, it is logical to include the entire block face for future school uses. Those properties recognized as being used for Private School uses include the existing Montessori site at 311 Oxford Street West, and the Colborne Street United Church at 711 Colborne Street.

Zoning By-law Amendment – 719 Waterloo

The recommended Zoning By-law amendment would add the Neighbourhood Facility (NF1) Zone to the existing Residential R2 (R2-2) Zone at 719 Waterloo Street. A full range of school uses would be permitted, including classrooms, offices, meeting and resource rooms, etc..

The existing list of permitted uses in the NF1 Zone includes elementary schools, churches, community centres, day care centres, libraries, private schools, fire stations, private clubs, and police stations. The recommended special provisions to the NF1 Zone eliminate fire stations, private clubs and police stations. The rationale for the removal of these particular uses was discussed with City staff and provided by Montessori’s planning consultant, as follows:

The purpose of removing uses from the list of permitted uses at this location is to retain only those uses which are typically associated with a residential neighbourhood, have characteristics which are generally compatible with a residential living environment, and which can provide a service to the neighbourhood.

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It is appropriate to remove Fire Stations and Police Station from the list of permitted uses. Unlike the other uses in the list, these are protective and emergency response uses. They provide services to persons, businesses and property in all land use areas, and not just residential areas. They operate on a 24-hour basis, seven days a week. They are the base of operation for vehicles which serve the entire City or a wide area of the City.

It is appropriate to remove Private Club from the list of permitted uses. While the definition of private club covers a wide range of possible activities, many private clubs typically host evening social functions on a regular basis, often as rented facilities, often serving alcoholic beverages, and often unrelated to the primary purpose of the club. Such clubs can provide some community service, and established clubs may indeed help define a community, but they are typically unrelated to the surrounding neighbourhood, and have operational characteristics which often suit them to sites on the periphery of a neighbourhood, rather than within a residential area.

Staff recommend that these uses be limited to within the existing building, subject to the allowable additions set out below.

The recommended special provisions to the NF1 Zone also allow a maximum 10% addition of gross floor area to the existing building. This provision is similar to the limitations placed on buildings converted to office uses in order to ensure that the historic integrity of the building is maintained.

Finally, the special provisions will allow a “zero” south interior side yard depth. This was requested as part of the original application by Montessori, with the intent it would facilitate the construction of an interior connection between 719 Waterloo and the rest of the school facility.

Future Zoning By-law Amendment – 711 Waterloo

The area residents concerns regarding possible future use of the school facility extend to the existing facility as well. This matter has been discussed with the Montessori School Board and Administration, who are not adverse to the idea of removing fires stations, police stations and private clubs from the list of permitted uses for 711 Waterloo Street. Staff recommend that staff be requested to initiate the required Zoning By-law amendment.

Traffic and Parking

As noted in the results from the community meeting, one of the major concerns of area residents is the impact of traffic and parking related to the school. Typically these types of issues cannot be resolved through the use of Planning tools alone and may require the co-operation of several stakeholder groups, including the school administration, parents, area landowners and business owners, and various City departments. Planning staff explored one possible solution with attendees at the community meeting, and continued this discussion by consulting the Transportation Division, Parks Planning and Design, and a landowner at the end of Kenneth Avenue. In addition to specific possible solutions put forward at the meeting, the following possible solutions could potentially be considered.

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Potential Parking and Traffic Solutions

Proposal	Opportunities	Obstacles
Create turnaround facility where Wellington Street meets Kenneth Avenue as a drop off point	<p>Could be part of completion of west end of Piccadilly Park, address site contamination if paved</p> <p>Viewed as positive by adjacent landowner to clean up the area and stop cut through traffic from the Selby building parking lot</p>	<p>Who pays?</p> <p>Parents will still park closer if there is an opportunity</p>
On-street parking bay in front of Montessori School on Waterloo Street	<p>Close to school</p> <p>Facilitate easy exit from the neighbourhood after drop-off.</p>	<p>Who pays?</p> <p>Impact on road allowance</p> <p>Possible loss of trees</p>
On-street parking bay in front of Piccadilly Park on Waterloo Street	<p>Close to school</p> <p>Multiple routes to exit from the neighbourhood after drop off</p>	<p>Who pays?</p> <p>Impact on road allowance</p> <p>Impact on traffic when trains are passing</p>
Bump-out at entrance to Kenneth Avenue	<p>Discourage stopping</p> <p>Least cost</p>	<p>Who pays?</p>

However, it is noted that the Transportation Division is not supportive of publicly funded solutions to solve issues related to the operations of a private organization. Specifically, Transportation Division reviewed the updated Traffic Impact Study prepared by Frank Berry (April 2011) and had the following comments:

“As noted in our meeting last week, Transportation staff did not see any unusual traffic issues around the Montessori school on Waterloo St. As per discussion, we have reviewed the proposed zoning by-law amendment, transportation impact assessment and potential impacts on traffic and have the following comments:

- *As indicated in the traffic assessment undertaken by R.F. Berry, the addition of this property to the Montessori school will have little or no recognizable impact on the traffic generated by the overall site.*
- *Traffic and parking issues related to the site are no different than experienced at numerous public, Catholic and other private schools throughout the city.*
- *Peak traffic and parking for the school occurs over a short period of time – 30 to 45 minutes - during drop-off and pick-up times associated with school beginning and ending during the day. This is no different than any other school in the city.*
- *The Montessori school should be providing parking on-site for any additional floor space in accordance with the zoning by-law.*
- *This area also has daycare centres which generate traffic and parking during drop-off and pick-up time periods. The afternoon pick-up times are typically off-set from the school as parents pick-up children after school is recessed for the day. This creates two periods in the afternoon where motorists are parking on area streets.”*

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The existing traffic and parking situation continues to be a key concern for area residents. To address this matter, staff recommend that work continue between City staff, the Montessori School House of Children, the Piccadilly Area Neighbourhood Association, and the area landowners to evaluate and decide on the best option to improve the traffic situation, including alternative drop-off locations, traffic patterns, signage and enforcement.

Neighbourhood Solutions

It became clear through the review of the Zoning By-law amendment application and the recent community meeting that there are neighbourhood-wide issues not directly related to the Montessori School that are associated with this urban neighbourhood. Examples of these matters include traffic, parking, heritage preservation, the infiltration of non-residential uses, and residential intensification. Staff are recommending that a neighbourhood planning study be conducted within the context of the mid to long-term work program to review and address these issues.

CONCLUSION

The recommended Official Plan amendment will address the issue of the incremental growth of the Montessori School within the Piccadilly Area Neighbourhood by clearly defining the areas within which the private school can expand or in which new private schools can be established. The recommended Zoning By-law amendment will allow the full range of uses permitted in the Neighbourhood Facilities (NF1) Zone, with the exception of fire stations, police stations and private clubs. While the full range of school related uses will be permitted on the site, it must occur within the existing structure, which may be expanded by up to a maximum of 10% of the existing gross floor area.

Recommendations are made to continue to work with the Montessori School and the other area landowners regarding possible solutions to existing traffic and parking issues identified by area residents, and to study and make recommendations on other general neighbourhood issues.

PREPARED BY:	SUBMITTED BY:
BARB DEBBERT, SENIOR PLANNER COMMUNITY PLANNING AND URBAN DESIGN SECTION	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN SECTION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

January 6, 2012
BD/
"Attach"

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**File: O-7980/Z-7686
Planner: Barb Debbert**

Attachment “1”

List of People who attended the November 15, 2011 Community Meeting

Anna Woodson 300 Piccadilly Street London ON N6A 1S5	Craig Martin 735 Waterloo Street London ON N6A 3W2
Raymond Lam 721 Waterloo Street London ON N6A 3W2	Barb Baskerville 319 Piccadilly Street London ON N6A 1S6
Richard Zelinka 318 Wellington Road London ON N6C 4P4	Karen Conway 490 Pall Mall Street London ON N5Y 2Z4
Margaret Whitley 46 Thirlmere Road London ON N6G 4P6	Geoff and Patrick Fournie 4 Selden Court London ON N6P 1C6
John Fracasso 314 Piccadilly Street London ON N6A 1S5	Daniel Springham 804 Hellmuth Ave London ONN6A 3T7
Dan Santarella 38 Kenneth Avenue London ON N6A 1R6	Walt LeGrow 25-1515 Shore Road London ON N6G 5M4
Dave Schmidt 1746 Kirkpatrick Way London ON N6K 5A2	Ron Koudys 368 Oxford Street East London ON N5X 3W3

Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
John Boyce 3539 West 8 th Avenue Vancouver, BC V6R 1Y8	Raymond Lam 721 Waterloo Street London ON N6A 3W2
Shirley Mott 27 Wolesley Avenue London ON N5Y 2K7	Walt Cherwaty 697 Colborne Street London ON N6A 3Z4
John Hogg 341 Victoria Street London ON N6A 2C7	Dan Santarella 38 Kenneth Avenue London ON N6A 1R6
Edmund Petrauskas 394 Piccadilly Street London ON N6A 1S7	Ken Nicholson 708 Maitland Street London ON N5Y 2W1
	Jon and Barbara Baskerville 319 Piccadilly Street London ON N6A 1S6

Note: The list of participants in the zoning process also includes the list of people in the report to the Built and Natural Environment Committee dated January 31, 2011.

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File: O-7980/Z-7686
Planner: Barb Debbert

Attachment “2”

**Montessori School in the Piccadilly Neighbourhood - Notes
Tuesday November 15, 2011**

Advantages

- Only transferrable education in the world – Attractive education – draws people, investment to London
- Provides an education opportunity within walking distance – a convenient educational opportunity for area residents; presence of in-city(core) school keeps core residents
- Better than frat house/upgraded site (Montessori property maintenance is valued)
- Limited hours of use (quiet times of night, weekends)
- Vibrancy/energy school provides to neighbourhood
- Draws people into the city core
- “Eyes” on the park/ improved security
- Bring people to Downtown
- Buildings and grounds are well maintained
- Helped contribute to the local park
- Working on traffic issues (sense of responsibility demonstrated)
- Major supporter of various churches in community
- Try to add a level of security to community (Montessori is an active participant in neighbourhood)

Consequences

- Traffic during morning and afternoon
- Parking for staff (lack of on-site parking/on street)
- Daycare parking/drop off policy (not Montessori)
- On-street parking at peak times for parents
- Illegal parking
- Conflicts with neighbourhood traffic
- Blocked driveways
- Montessori is proportionately a larger contributor
- Not having people as neighbours/balance of residential vs. non-residential
- Incremental growth
- Precedent setting
- Periodic intense use of facilities/park/sidewalks – (neighbours can feel “commandeered” by school activities)
- Drive wrong way from Wellington to Piccadilly Southbound
- Park is over-used during the day
- Parking and traffic
- Lack of resolution on expansion causing neighbourhood imbalance in residential vs. non-residential uses
- What happens if Montessori leaves?
- School using other properties causing further traffic issues

Solutions

- Consequences of the zone changing from R2 to NF
- How to prevent NF creep into neighbourhood
- Official Plan could play a role
- Comprehensive look at the zoning in the area , to ensure a balance is established
- Lights at Pall Mall and Waterloo Street
- Parking/Traffic ticket control
- Pylons for no on-street parking on Piccadilly
- When does school outgrow the neighbourhood?
- When does the growth end?
- Train causes problem with traffic

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File: O-7980/Z-7686
Planner: Barb Debbert

- Limit growth of school into residential area
- Cap on enrolment
- Difficult when open-ended to create solutions
- Increase parking enforcement
- More structural parking
- Limited drop-off location
- Bring the daycares into the solution
- “Bus bay” along Waterloo for drop-off
- Bump out at Kenneth and Waterloo (to reduce parking on-street)
- Blocking 311 Oxford Street to private rear lane alley
- Limit on-street parking on Piccadilly
- Range of uses (limit)

Comments on potential OPA

- No OPA/ZBA
- OPA/ZBA
- Heritage designations to protect existing structures
- Possible heritage district
- Limit height and expansion
- Comprehensive look at Montessori to maximize existing facilities
- General OP policy for separation of neighbourhood facilities within residential areas
- A policy that doesn’t cause a “leap frog” effect
- Design elements to be incorporate in the OPA (character policies for NF designation)
- Big picture policies for entire neighbourhood
- Policies to prevent “creep” (NF into neighbourhood)
- Does not limit NF in the entire neighbourhood
- Boundary should be inclusive of larger area

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File: O-7980/Z-7686
Planner: Barb Debbert

Attachment “3” – Written Responses

From: Raymond Lam [rltd@sympatico.ca]
Sent: Friday, October 14, 2011 5:23 PM
To: mwhitley@montessori.on.ca
Subject: Piccadilly Street

Hi Margaret,
Well today at 4:00pm was a whopper.
Both side of Piccadilly were parked up and my driveway was half blocked.
I was backing out of my driveway, squeezing between parked cars....making a 3 point turn to get out of my driveway.
The parent with their child, who was blocking my driveway walked purposely behind me as I was backing up, to get into their vehicle.
They had come through the side gate.
This situation is getting worse. The Side Gate that you have installed has intensified the congestion in front of my driveway.
Parents are also using the driveway of 719 Waterloo Street as a drop off and pickup area.
Driving in and backing out and as a means of turning around.
I don't see the improvements that you have previously mentioned and how this has helped the situation.
Raymond Lam

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File: O-7980/Z-7686
Planner: Barb Debbert

From: Wally & Diana Cherwaty [wallyndiana@cherwaty.com]
Sent: Monday, November 14, 2011 3:00 PM
To: Debbert, Barbara
Cc: Bryant, Judy
Subject: Notice of Community Meeting Nov. 15

Good day.

First let me be clear that I have no concerns re: the amendment to be considered at this community meeting . It seems like a logical extension/expansion of the Montessori program AND should lead to a vast improvement from the existing mess which has existed for several years. Improvements to the current eye sore are anticipated .

However I am more concerned about the timing of this notice . To receive such a notice less than 42 hours before seems to me a bit much . If it were an issue of some concern or contention it would hardly provide much time to produce effective arguments for or against , promote it among people of similar views and arrange things in our busy lives in order to attend. In my experiences with such late notices of such meetings it has regularly been deliberate to make attendance of people with contrary views difficult . Often the case in my experience very deliberate. I suppose there are extenuating circumstances in this case .

Walt Cherwaty



File: O-7980/Z-7686
Planner: Barb Debbert

From: Danny Santarella [santarella@rogers.com]
Sent: Sunday, November 13, 2011 3:22 PM
To: Debbert, Barbara; awoodson@rogers.com
Cc: Raymond Lam; 'Alan Muskiluke'; 'Julie Conquer'; 'Andrea Baluk'; 'Helen Riordon'
Subject: Re: Montessori School Community Meeting

Sorry, I forgot to make another point. At the last meeting the Montessori stated that they had 180 students in the elementary/junior high program and had no intention to expand enrollment. If you visit their website you will see that they are already up to 225 students on Waterloo street. That is a 25% increase! Here is the link...

<http://montessori.on.ca/index.php/fast-facts.html>

Dan Santarella

From: Danny Santarella <santarella@rogers.com>
To: "bdebbert@london.ca" <bdebbert@london.ca>; "awoodson@rogers.com" <awoodson@rogers.com>
Cc: Raymond Lam <rltd@sympatico.ca>; 'Alan Muskiluke' <alan.muskiluke@bluebottle.com>; 'Julie Conquer' <jconquer@rogers.com>; 'Andrea Baluk' <andrea.baluk@sympatico.ca>; 'Helen Riordon' <hriordon@canada.com>
Sent: Sunday, November 13, 2011 3:13:31 PM
Subject: Re: Montessori School Community Meeting

Hello Ms. Debbert,

I have reviewed the attached PDF document (as a paper copy has yet to arrive to my home) and have noticed a major oversight. There is an additional existing Montessori school location at 311 Waterloo. This building houses the kindergarten program (called CASA) and has four classrooms with as many as 80 students in attendance. This is not to be confused with their "Toddler Program" which is for 3 year olds and under. If you speak to administration at the school, they will insist that it is a "school" and "not daycare". At the last meeting at City Hall, the Montessori downplayed this fact by calling it a "daycare". I have 2 children that attend this program and it IS NOT A DAYCARE. It is school, just like kindergarten is school.

1. teachers there are qualified and at least 10 Montessori teachers are employed there,
2. there are no Early Childhood Educators employed there,
3. there is no lunch provided,
4. there are no naps,
5. there is a full educational program recognized by the ministry of education in the kindergarten curriculum,
6. school hours are 9am to 4pm with an optional daycare service offered for an additional fee before and after school hours.

This is an important point that greatly impacts the neighbourhood community as there are only 16 parking spots available there (of which 5 are reserved for staff). There is major congestion before and after school, often causing backups on to Oxford street at rush hour. It is also important to note that traffic is affected at the Oxford entrance, Waterloo exit, parents with children in CASA and Elementary programs will also congest Piccadilly and Kenneth. The school hours are the same as the other programs.

Since the last meeting, the school has made attempts to improve traffic flow, though unsuccessfully. The single entrance to my street is blocked weekly. The only solution is to have an off site drop-off/pick-up area with enough parking, or bussing. This neighbourhood can not handle any more students or parents in the area. Our association is doing all it can to make this area liveable and the Montessori is not helping by expanding its operation. I will be at the meeting on Tuesday.

Sincerely,
 Dan Santarella
 38 Kenneth Avenue
 N6A 1R6
 519-433-3540
santarella@rogers.com

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File: O-7980/Z-7686
Planner: Barb Debbert

From: K N [chezzykat@rogers.com]
Sent: Monday, November 14, 2011 8:24 PM
To: Debbert, Barbara
Subject: Political (as in democratic)optics not good.

Thank you for the notice just received (by post late Monday afternoon 14th) of a proposed planning change to our community to further benefit a private firm. File #0-7980. The notice states that "opinion on this application is important" If this were truly recognised then adequate notice time for such meetings would be given to citizens. Remembrance Day is *always* a federal holiday and further slows a hollowed out service by Canada Post.

This commemorating event is held nearby City Hall *every year* recognising personal service in the name of our **democratic** system and there were *public school* (ie. not for profit) students in attendance Friday who laid wreaths recognising this. It is an irony that in this wireless age, local citizens are less *reliably* connected than they once were by paper. Please allow more time in future for the delivery of notice for such meetings.

Thank you.

Sincerely,
Ken Nicholson

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File: O-7980/Z-7686
Planner: Barb Debbert

November 28, 2011

Comments Re. File O-7980-Private Schools in the Piccadilly Neighborhood

We are next door neighbors to the Montessori complex as our property at 319 Piccadilly borders on the rear of 719 Waterloo and their other properties on the west side of Waterloo Street. Thus we have a daily awareness of the activities that take place in their back yards from about 7am to 5pm on each day when school is in session and at other times when maintenance tasks are being performed. We appreciate the fact that Margaret, the owner, is very responsive to our concerns about issues that arise from time to time but we certainly look forward to the summer months of relative peace and quiet.

With Montessori and a nursery school just across Piccadilly from us we are very much in the midst of private school uses in the Piccadilly Area Neighborhood. The traffic congestion on Piccadilly St. at drop off and pick-up times can be an inconvenience for us, particularly since the city refused to separate our driveway entrance from that of 719 Waterloo (now used by Montessori) when our block was undergoing water, sewer and gas line construction two years ago. However, we are definitely opposed to any proposal for solving the problem of drop-off and pick-up of students that involves a drive-thru from Piccadilly to Kenneth Streets at the rear of the Montessori property. This would require elimination of the existing garage for 719 Waterloo and would expose us to the noise and exhaust fumes of around one hundred vehicles per day.

In any case a main concern is the future of the garage for 719 Waterloo that provides an effective buffer between our indoor and outdoor living areas and the Montessori properties as well as the traffic at the intersection of Piccadilly and Waterloo streets. Loss of this structure would have a serious effect on our enjoyment of our home and its eventual resale value.

In summary we do not oppose the addition of 719 Waterloo to the current Montessori complex as long as care is taken to preserve the residential ambiance of the property that borders on Piccadilly Street including the existing garage.

Sincerely,
Jon and Barbara Baskerville
319 Piccadilly St.

Agenda Item # Page #

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File: O-7980/Z-7686
Planner: Barb Debbert

Bibliography of Information and Materials
O-7980 and Z-7686

All references contained in the Bibliography in the Planning Report to the Built and Natural Environment Committee, January 31, 2011.

All reports from the Director of Land Use Planning Division reports to the Built and Natural Environment Committee between February 1, 2011 and November 28, 2011 and related Council Resolutions related to files O-7980 and/or Z-7686.

All correspondence received in respect to files O-7980 and/or Z-7686 between January 31, 2011 and December 21, 2011.

F.R. Berry & Associates, *Proposed Rezoning – 719 Waterloo Street, London – Traffic Impact Assessment*. April, 2011.

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File: O-7980/Z-7686
Planner: Barb Debbert

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to the Piccadilly Area Neighbourhood, bounded by Wellington Street, Oxford Street East, Adelaide Street North, and the Canadian Pacific Railway.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13.*

PASSED in Open Council on January 31, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

Agenda Item # Page #

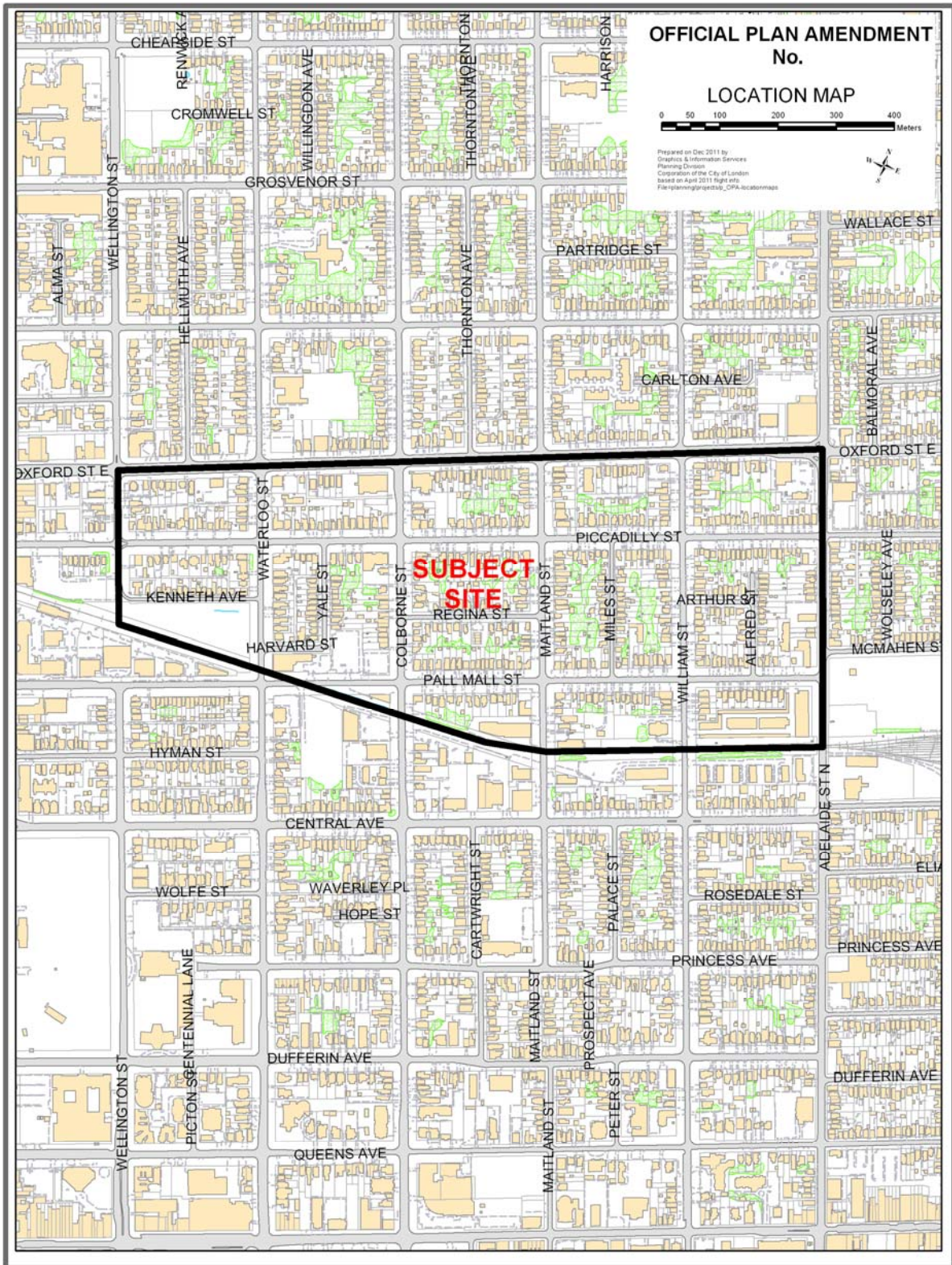
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File: O-7980/Z-7686
Planner: Barb Debbert

First Reading – January 31, 2012
Second Reading – January 31, 2012
Third Reading – January 31, 2012

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File: O-7980/Z-7686
Planner: Barb Debbert



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**File: O-7980/Z-7686
Planner: Barb Debbert**

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To add a policy in Section 10.1.3 of the Official Plan for the City of London to limit the expansion of private schools and the establishment of new private school uses, to those properties within the Piccadilly Area Neighbourhood that are zoned and used for private schools on the date of adoption of this Official Plan Amendment, and to 701/703 and 719 Waterloo Street, 311 Oxford Street East and 711 Colborne Street.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located within the Piccadilly Area Neighbourhood, bounded by Wellington Street, Oxford Street East, Adelaide Street North, and the Canadian Pacific Railway in the City of London.

C. BASIS OF THE AMENDMENT

The recommended Official Plan amendment to add a Specific Area Policy (Chapter 10) conforms to the criteria for the adoption of site specific policies under Section 10.1.1 in the Official Plan. Policies for Specific Areas may be applied where the policy is required to restrict the range of permitted uses, or to restrict the scale and density of development normally allowed in a particular designation, in order to protect other uses in an area from negative impacts associated with excessive noise, traffic, loss of privacy or servicing constraints.

The recommended Official Plan Policy for Special Areas is intended to bring some stability to the neighbourhood so that both neighbourhood residents and the Montessori House of Children can identify the extent to which there may be expansion of the existing private school or the establishment of new private schools. It strikes a balance between the needs of the existing private school and maintaining the residential amenity of the area and a desire for neighbourhood stability, and addresses the previously incremental approach to the growth of the private school.

D. THE AMENDMENT

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

1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

Piccadilly Area Neighbourhood

In all designations in the Piccadilly Area Neighbourhood, bounded by Wellington Street, Oxford Street East, Adelaide Street North, and the Canadian Pacific Railway in the City of London, the expansion of private schools and the establishment of new private schools shall be permitted only on those properties that were zoned to permit private schools on the date of adoption of the Piccadilly Area Neighbourhood policy, and on 701/703 Waterloo Street, 719 Waterloo Street, 311 Oxford Street East and 711 Colborne Street, subject to an amendment to the Zoning By-law if necessary.

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**File: O-7980/Z-7686
Planner: Barb Debbert**

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-12_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 719 Waterloo Street.

WHEREAS the Montessori School House of Children has applied to rezone an area of land located at 719 Waterloo Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 719 Waterloo Street, as shown on the attached map comprising part of Key Map No.69, from a Residential R2 (R2-2) Zone to a Residential R2 Special Provision/Neighbourhood Facility Special Provision (R2-2(2)/NF1()) Zone.

1) Section Number 33.4 of the Neighbourhood Facility (NF1) Zone is amended by adding the following Special Provision:

-) NF1()
 - a) Permitted Uses
 - i) Churches within the existing building;
 - ii) Elementary schools within the existing building;
 - iii) Community centres within the existing building;
 - iv) Day care centres within the existing building;
 - v) Libraries within the existing building;
 - vi) Private schools within the existing building.
 - b) Regulations
 - i) Enlargement of existing gross floor area (maximum) 10%
 - ii) South Interior Side Yard Depth (minimum) 0.0m (0.0 ft.)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 31, 2012.

Agenda Item # Page #

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File: O-7980/Z-7686
Planner: Barb Debbert

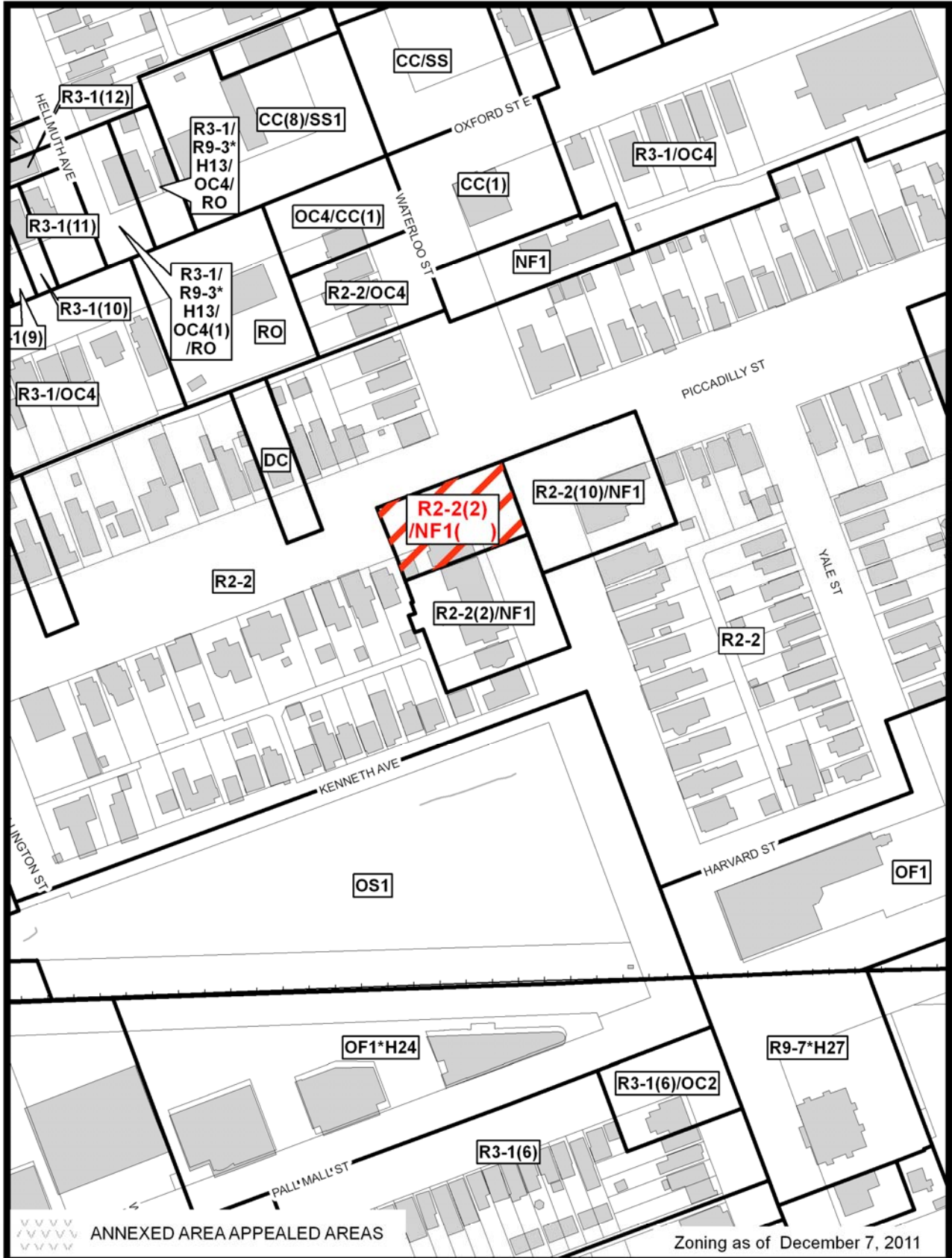
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - January 31, 2012
Second Reading – January 31, 2012
Third Reading - January 31, 2012



AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-7686

Planner: BD

Date Prepared: 2011/12/14

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

