

|  |  |
|--|--|
|  |  |
|--|--|

**Z-8596**  
**Nancy Pasato**

|                 |   |
|-----------------|---|
| <b>TO:</b>      | <b>CHAIR AND MEMBERS<br/>PLANNING AND ENVIRONMENT COMMITTEE</b>   |
| <b>FROM:</b>    | <b>GEORGE KOTSIFAS, P.ENG.<br/>MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES<br/>AND CHIEF BUILDING OFFICIAL</b>   |
| <b>SUBJECT:</b> | <b>APPLICATION BY: THAMES VALLEY DISTRICT SCHOOL BOARD<br/>PORTION OF 1800 CEDARHOLLOW BOULEVARD AND 776-802<br/>KILLARNEY ROAD<br/>(CEDARHOLLOW SUBDIVISION)<br/>MEETING ON APRIL 11, 2016</b> |

|                       |
|-----------------------|
| <b>RECOMMENDATION</b> |
|-----------------------|

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of the Thames Valley District School Board relating to the property located on a portion of 1800 Cedarhollow Boulevard and 776-802 Killarney Road:

- a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 19, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Holding Residential R1 (h\*R1-3) Zone, a Holding Residential R1 (h\*R1-4) Zone, and a Residential R1 Special Provision (R1-3(7)) Zone **TO** a Neighbourhood Facility Special Provision/Holding Residential R1 (NF( )/h\*R1-3) Zone to permit single detached dwellings with a minimum lot area of 300m<sup>2</sup> and a minimum lot frontage of 10 m (R1-3 Zone) and to permit Places of Worship, Elementary Schools and Day Care Centres (NF Zone) with a special provision for a front yard and exterior side yard setback of 3m (minimum); a Neighbourhood Facility Special Provision /Holding Residential R1 (NF( )/h\*R1-4) Zone to permit, single detached dwellings with a minimum lot area of 360m<sup>2</sup> and a minimum lot frontage of 12 m (R1-4 Zone) and to permit the NF uses listed above with a special provision for a front yard and exterior side yard setback of 3m (minimum); and a Residential R1 Special Provision/Neighbourhood Facility Special Provision (R1-3(7)/NF( )) Zone to permit single detached dwellings with a minimum lot area of 300m<sup>2</sup> and a minimum lot frontage of 11 m (R1-3(7) Zone) and to permit the NF uses listed above with a special provision for a front yard and exterior side yard setback of 3m (minimum); and
  
- b) the Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
  - i. Ensure that the proposed building is located along Cedarhollow Boulevard at the south west corner of the site in order to define the street edge as well as the intersection by using built form,
  - ii. Ensure that proposed building is oriented to the street with the principle building entrance located along the Cedarhollow Boulevard frontage,
  - iii. Ensure the south and west building facades include a high level of fenestration and articulation in order to animate the street edges,
  - iv. Ensure proposed fencing for all play areas located adjacent to the street include high quality materials (such as brick piers and rod iron fencing),
  - v. Include landscaping along any street frontage where parking is adjacent to the street in order to screen the parking areas and define the street edge,
  - vi. Consideration should be given to extend the Thames Valley pathway to the

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

- vii. school site and through the site towards Fanshawe Park Road, Consideration of parking lot and driveway placement to ensure safe routes to school,
- viii. All bus loading and unloading to occur on site and not within the City's street laybys,
- ix. Decommissioning of the existing municipal infrastructure for single family detached lots within the existing street,
- x. Appropriate fencing, lighting and traffic calming measures be considered to minimize site impacts on adjacent properties.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

December 6, 2004 - Kilally North Area Plan and Official Plan amendments (OZ-6697)  
 July 2004 - Draft Approval recommendation to Planning Committee (39T-03518)  
 July 17, 2006 – Phase 1 Special Provisions for the subdivision agreement (39T-03518)  
 June 2007 - Removal of Holding Provisions (h. and h-52) (H-7101)  
 August, 2007 - Extension to Draft Approval, (39T-03518)  
 July 19, 2010 – Extension of Draft Approval, (39T-03518)  
 June 8, 2011 – Revised Draft Approval, (39T-03518)  
 September 26, 2011 - Phase 2 Special Provisions for the subdivision agreement (39T-03518)  
 November 14, 2011 - Removal of Holding Provisions (h, h-11 and h-54) (H-7928)  
 May 13, 2014 - Extension to Draft Approval, (39T-03518)  
 September 9, 2014 – Phase 3 Special Provisions for the subdivision agreement (39T-03518)

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of this application is to permit the development of a public elementary school, with an associated family centre, on a portion of the subject site.

**RATIONALE**

The rationale for approval of the staff recommended Zoning By-law amendment is as follows:

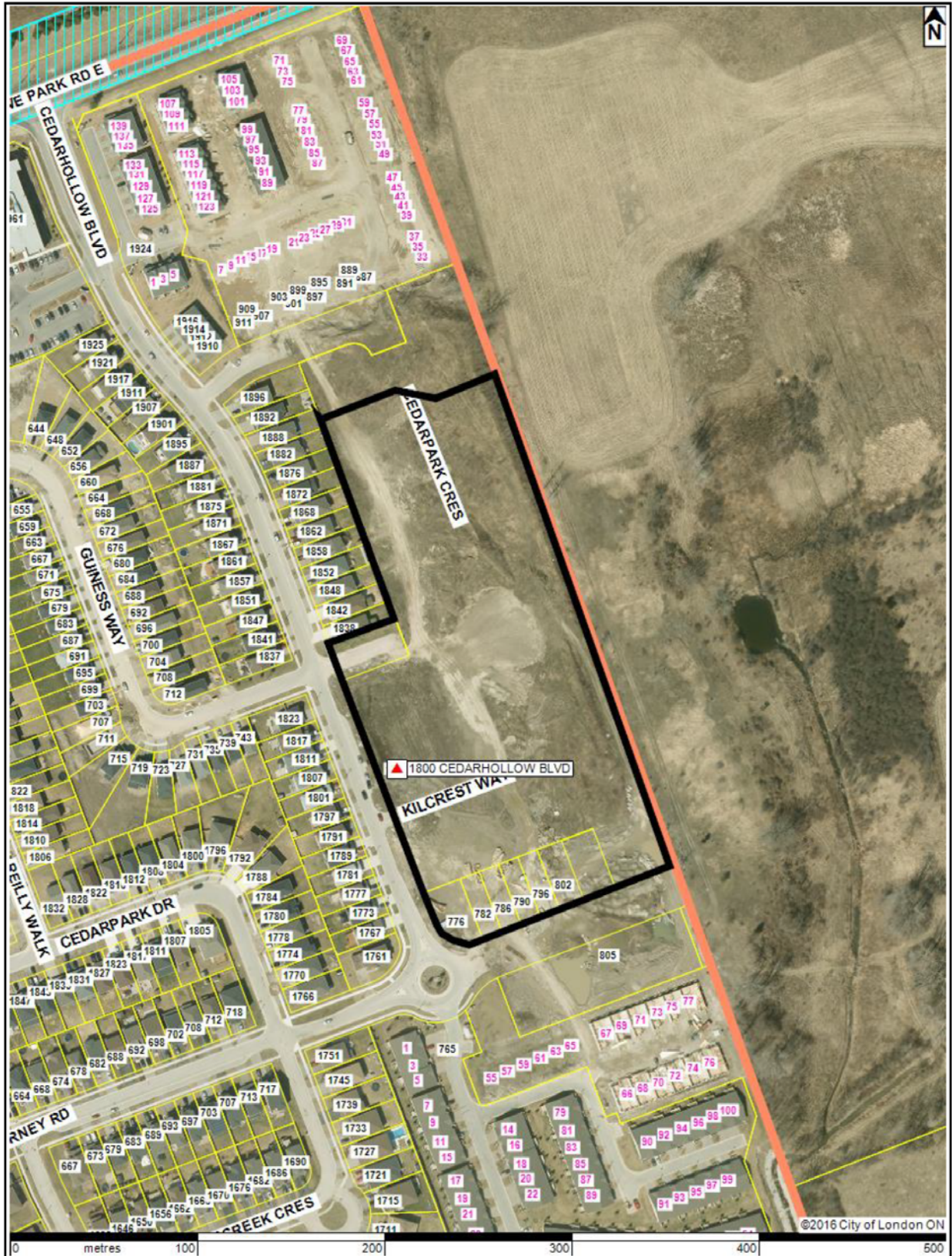
1. The proposed development is consistent with the Provincial Policy Statement.
2. The proposed development is consistent with the policies of the Official Plan and meets the criteria for Planning Impact Analysis.
3. The development of an elementary school and family centre at this location is an appropriate use of the land and will provide a beneficial community service to the north east part of the City.

**BACKGROUND**

- SITE CHARACTERISTICS:**
- **Current Land Use** – vacant
  - **Frontage** – 176 m (577 ft) along Cedarhollow Boulevard
  - **Area** - 3.573 ha (8.8 ac)
  - **Shape** - irregular

|  |  |
|--|--|
|  |  |
|--|--|

Z-8596  
Nancy Pasato



**LOCATION MAP**

Subject Site: 1800 Cedarhollow Boulevard & 776-802  
Killarney Road  
Applicant: Thames Valley District School Board  
File Number: Z-8596  
Planner: Nancy Pasato  
Created By: Nancy Pasato  
Date: 2016-02-23  
Scale: 1:2500

**LEGEND**

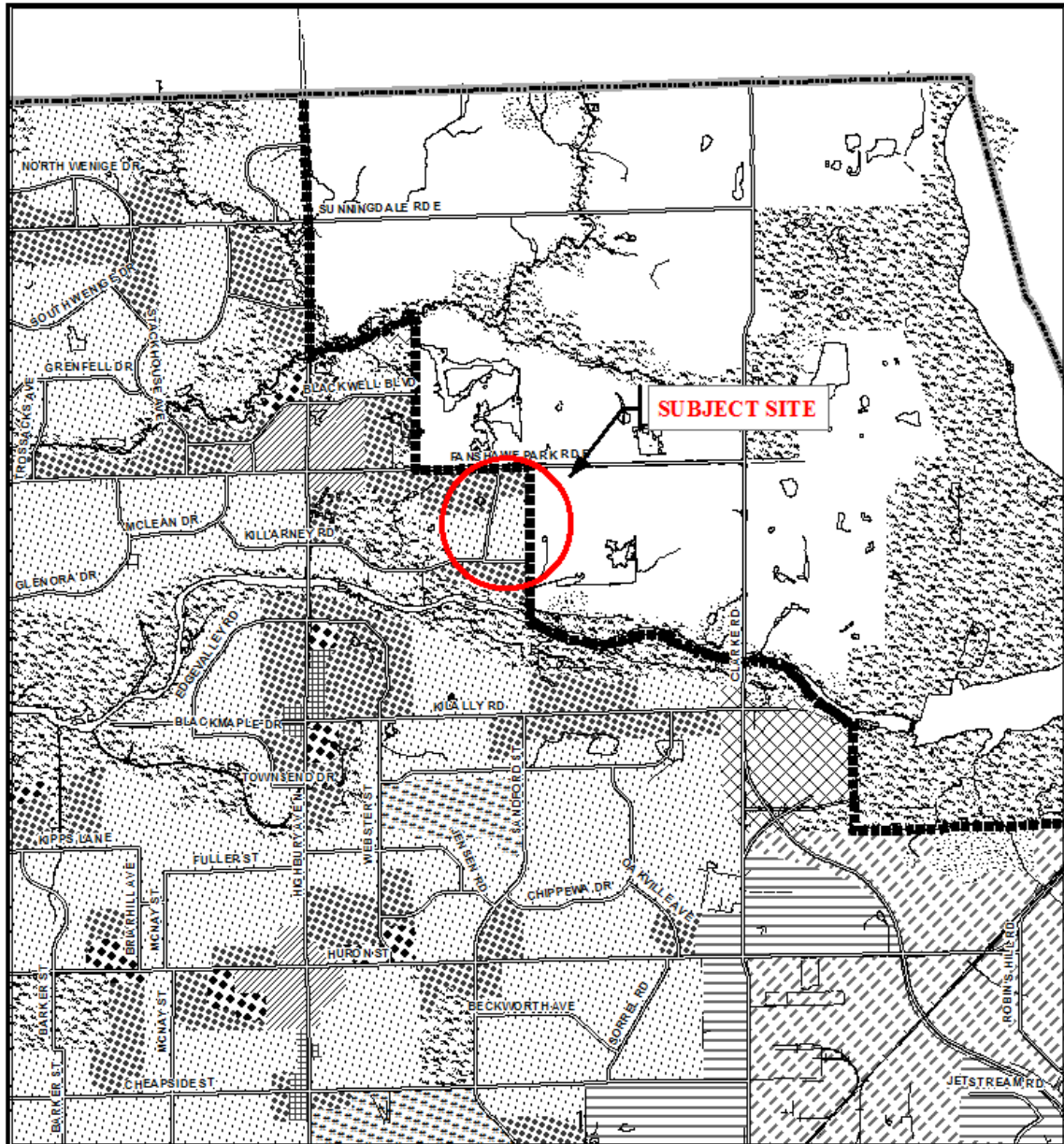
- Subject Site
- Parks
- Assessment Parcels
- Buildings
- Address Numbers



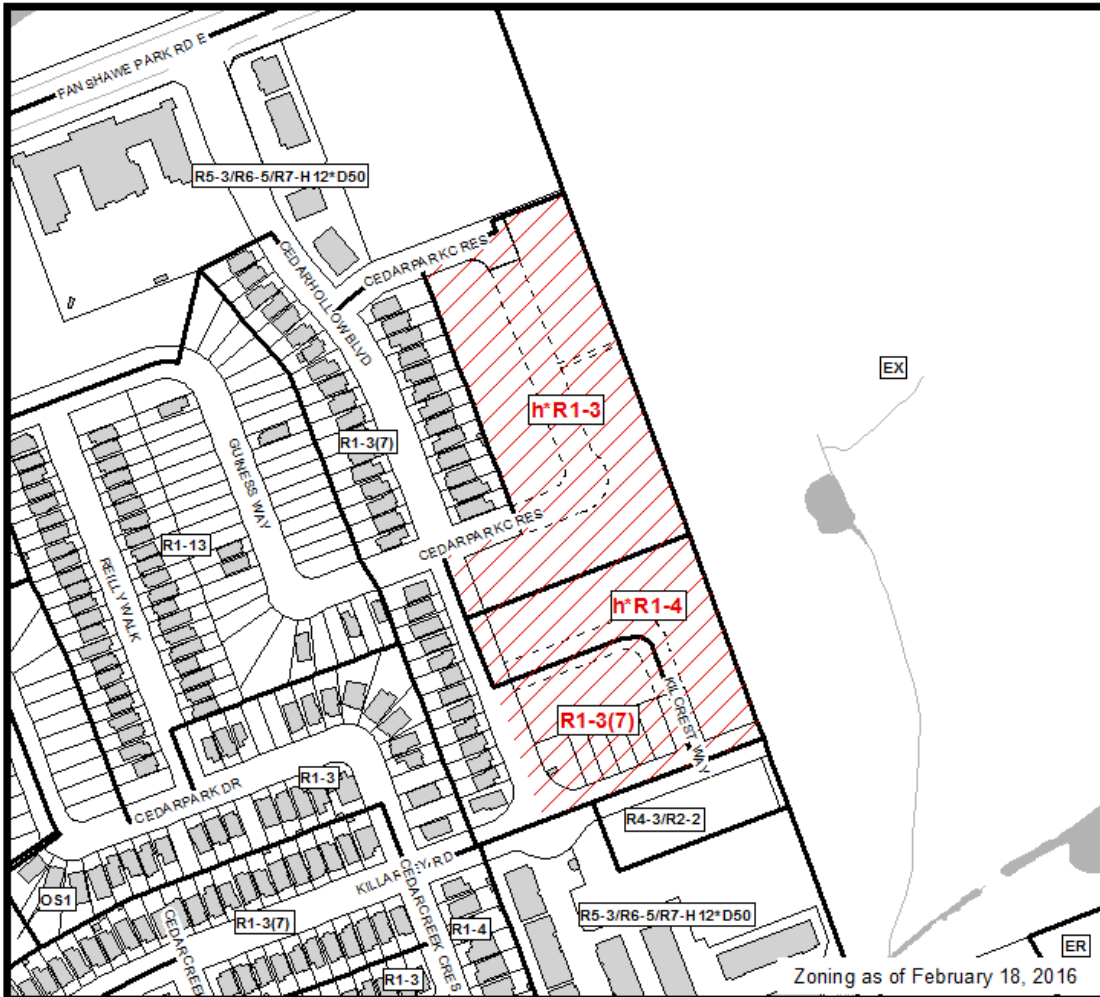


|  |  |
|--|--|
|  |  |
|--|--|

Z-8596  
Nancy Pasato



| <b>Legend</b>  |  |   |
|--|--|---|
| <p> Downtown</p> <p> Wonderland Road Community Enterprise Corridor</p> <p> Enclosed Regional Commercial Node</p> <p> New Format Regional Commercial Node</p> <p> Community Commercial Node</p> <p> Neighbourhood Commercial Node</p> <p> Main Street Commercial Corridor</p> <p> Auto-Oriented Commercial Corridor</p> <p> Multi-Family, High Density Residential</p> <p> Multi-Family, Medium Density Residential</p> <p> Low Density Residential</p> <p> Office Area</p> | <p> Office/Residential</p> <p> Office Business Park</p> <p> General Industrial</p> <p> Light Industrial</p> <p> Regional Facility</p> <p> Community Facility</p> <p> Open Space</p> <p> Urban Reserve - Community Growth</p> <p> Urban Reserve - Industrial Growth</p> <p> Rural Settlement</p> <p> Environmental Review</p> <p> Agriculture</p> <p> Urban Growth Boundary</p> |   |
| <p style="text-align: center;"><b>CITY OF LONDON</b><br/>Department of<br/>Planning and Development</p> <p style="text-align: center;">OFFICIAL PLAN SCHEDULE A<br/>- LANDUSE -</p> <p style="font-size: small; text-align: center;">PREPARED BY: Graphics and Information Services</p>  | <p>Scale 1:30,000</p> <p>Meters</p>  | <p>FILE NUMBER: Z-8596</p> <p>PLANNER: NP</p> <p>TECHNICIAN: JS</p> <p>DATE: 2016/03/16</p> |



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**CITY OF LONDON**  
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**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-8596 NP

MAP PREPARED:  
2016/03/16 JS

1:3,500  
0 15 30 60 90 120  
Meters

|  |  |
|--|--|
|  |  |
|--|--|

**Z-8596**  
**Nancy Pasato**

|  |
|--|
| <b>SURROUNDING LAND USES:</b>  |
| <ul style="list-style-type: none"> <li>• North – future residential</li> <li>• South – future residential/street townhouses</li> <li>• East – agriculture/vacant</li> <li>• West – single detached lots</li> </ul> |
| <b>OFFICIAL PLAN DESIGNATION:</b>  |
| <ul style="list-style-type: none"> <li>• Schedule “A” - Low Density Residential</li> <li>• Schedule “B2” – Groundwater Recharge</li> </ul>   |
| <b>EXISTING ZONING:</b>  |
| <ul style="list-style-type: none"> <li>• Holding Residential R1 (h*R1-3) Zone, a Holding Residential R1 (h*R1-4) Zone, and a Residential R1 Special Provision (R1-3(7)) Zone</li> </ul>                            |

|   |   |
|---|---|
| <b>Date Application Accepted:</b> February 21, 2016   | <b>Agent:</b> Matthew Campbell, Zelinka Priamo Ltd. |
| <b>APPLICANT’S REQUESTED ACTION:</b>  |   |
| <p>The purpose of the proposed zoning by-law amendment is to rezone a portion of the subject lands to add the “Neighbourhood Facility” Zone (NF) to the existing Residential R1 Zones (h*R1-3, h*R1-4, R1-3(7)) that are currently applied to the lands to permit the development of a new elementary school and associated family centre. The family centre consists of a day care establishment and a community centre.</p> |   |

|                         |
|-------------------------|
| <b>PLANNING HISTORY</b> |
|-------------------------|

In the early 2000’s a developer led Area Plan was initiated for lands bounded by the Urban Growth Boundary, the North Branch of Thames River and Highbury Avenue North – known as the Kilally North Planning Area. The purpose of the Kilally North Area Plan was to establish future land use of properties within the Study Area, and through the development of area-specific policies, address key issues that affect these lands and the surrounding communities. At that time, no school site was identified within the Kilally North Area.

The initial Cedar Hollow Subdivision (39T-03518) was comprised of a 39.3 hectare (97 acre) parcel of land located on the south side of Fanshawe Park Road East, east of Highbury Avenue North. The original application for Draft Plan of Subdivision Approval was approved by the Approval Authority on August 25, 2004. There were no appeals to the original draft approved plan of subdivision. The first phase was registered on August 30, 2007 as 33M-580 and comprised of 147 single detached lots and two multi-family blocks along Killarney Road, Cedar creek Crescent and Cedarhollow Boulevard. The second phase was registered on January 16, 2012 as 33M-640 and comprised of 122 single family detached lots, one (1) medium density residential block and one (1) park block. The third phase was registered on January 28, 2015 as 33M-678 and consisted of 42 single detached lots.

|   |
|---|
| <b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b> |
|---|

This section presents the key issues raised by significant department/agencies. Italics indicate a direct quotation from the Department/Agency providing comments.

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

**Servicing Related City Comments**

These comments and conditions represent the consolidated comments of Development Services, the Transportation and Planning Division, the Wastewater and Drainage Engineering Division and the Water Engineering Division.

**Sanitary/Stormwater/Water**

*Development Services offers the following comments in relation to the above noted rezoning application:*

- *The drainage area plans and design sheets for the entire Cedar Hollow Subdivision were updated with the Phase 3 design and accepted in July 2014. Please include these recently accepted drawings within the package as it more accurately reflects the storm and sanitary sewer information.*
- *Provide a conceptual plan showing how the balance of the lands to the north of the proposed school zone will develop to City standards.*
- *Decommissioning of the existing municipal infrastructure within the existing street stubs will be required through Site Plan approval.*

**Transportation**

- *Student Drop off and pick up (kiss and ride) to be accommodated on site.*
- *Bus loading and unloading to also occur on site.*
- *School board to purchase or enter into an agreement to maintain street stubs off of Killarney Rd and Cedarhollow Blvd.*

**Staff response: The above noted items will be addressed through the site plan process, and/or the consent/revised subdivision process.**

**Environmental & Parks Planning**

- *That parkland dedication for these lands has been satisfied through the registration of registered plan 33M-640.*
- *The Thames Valley Parkway terminates opposite this site on the south side of Killarney Road. Consideration should be given to extend the pathway to the school site and to the north (Fanshawe Park Road) to provide a neighbourhood connection to this valuable community resource.*
- *The alignment of the pathway should be confirmed at the site plan stage.*

**Staff response: The addition of a pathway to the school site will be addressed through the site plan process.**

**Urban Design – Planning**

- *Reduce the front and exterior side yard setbacks to a 3m minimum to allow for the proposed building to be located closer to the street in order to define the street edge.*
- *The site plan approval authority should to address the following design issues through the site plan process:*
  - *Ensure that the proposed building is located along Cedarhollow Boulevard at the south west corner of the site in order to define the street edge as well as the intersection by using built form.*
  - *Ensure that proposed building is oriented to the street with the principle building entrance located along the Cedarhollow Boulevard frontage.*
  - *Ensure the south and west building facades include a high level of fenestration and articulation in order to animate the street edges.*
  - *Ensure proposed fencing for all play areas located adjacent to the street include high quality materials (such as brick piers and rod iron fencing).*
  - *Include landscaping along any street frontage where parking is adjacent to the street in order to screen the parking areas and define the street edge.*

**Staff response: The above noted design considerations will be addressed as part of the site plan process. It should be noted that the School Board will also be required to submit their development proposal to the Urban Design Peer Review Panel for review**

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

and comment. The requested setback noted above is recommend to be added to the zoning in order to help facilitate the street design as per these comments.

**Upper Thames River Conservation Authority (UTRCA)**

The UTRCA has no objections to this application.

**Active & Safe Routes to School (ASRTS)**

*Active & Safe Routes to School (ASRTS) is community partners working together to encourage children and families to choose active school travel (AST). Research has shown that children’s use of AST improves their physical and mental health, traffic congestion, pedestrian safety, and air quality around schools, has students arrive at school more alert and ready to learn, and helps children and families feel more connected to their community. Locally, the ASRTS committee works with schools to encourage AST by developing action plans to build upon strengths and remove concerns around schools through an overarching program called School Travel Planning (STP). Youth and parent surveys are conducted, as well as traffic counts and ‘walkabouts’ (similar to a walkability audits), as part of the Baseline Data Collection phase.*

*...With respect to location of the proposed school on Cedarhollow Boulevard, ASRTS commends the City of London and Thames Valley District School Board, as neighbourhood schools experience a higher number of students engaged in AST. Fewer children walk or cycle to schools located on major roads due to the increased developmental needs to interact with major roads and intersections and the increased fear among children and their parents.*

**Recommendations**

ASRTS supports application Z-8596 to rezone a portion of 1800 Cedarhollow Boulevard and 776-802 Killarney Road to permit the development of a public elementary school and family centre, but would like to offer the following recommendations for consideration:

- 1) To offer future families living on the north side of Fanshawe Park Road safe and convenient crossings for those accessing the school and family centre by active modes of travel through the development of safe intersections and pedestrian crossings.
- 2) Planning appropriate traffic calming measures in the neighbourhood prior to further road construction as it is more cost effective at the time of construction than it is to retrofit an existing road after concerns have been identified.
- 3) Collaboration between the City of London and the Thames Valley District School Board (TVDSB) to identify and address potential changes and concerns related to both AST and motor traffic patterns and parking lots.
- 4) Collaboration between the City of London and TVDSB to proactively consider where paths, sidewalks and parking lots will be built to facilitate the most convenient and safe use of AST.

**Staff response: These issues will be addressed through the site plan review process.**

|                        |
|------------------------|
| <b>PUBLIC COMMENTS</b> |
|------------------------|

|                        |   |  |
|------------------------|---|--|
| <b>PUBLIC LIAISON:</b> | On February 24, 2016, Notice of Application was sent to 184 property owners in the surrounding area. Notice of Application was also published in the Londoner on March 3, 2016. | 42 in support;<br>23 against<br>(includes 18 person petition);<br>8 requesting more information;<br>2 no comment |
|------------------------|---|--|



|  |  |
|--|--|
|  |  |
|--|--|

**Z-8596**  
**Nancy Pasato**

**Nature of Liaison:**

The purpose and effect of this application is to permit the development of a public elementary school, with an associated family centre, on a portion of the subject site.

Change Zoning By-law Z.-1 **FROM** a Holding Residential R1 (h\*R1-3) Zone, a Holding Residential R1 (h\*R1-4) Zone, and a Residential R1 Special Provision (R1-3(7)) Zone **TO** a Holding Residential R1/Neighbourhood Facility (h\*R1-3/NF) Zone to permit single detached dwellings with a minimum lot area of 300m<sup>2</sup> and a minimum lot frontage of 10 m (R1-3 Zone) and to permit Places of Worship, Elementary Schools and Day Care Centres (NF Zone); a Holding Residential R1/Neighbourhood Facility (h\*R1-4/NF) Zone to permit, single detached dwellings with a minimum lot area of 360m<sup>2</sup> and a minimum lot frontage of 12 m (R1-4 Zone) and to permit the NF uses listed; and a Residential R1 Special Provision/Neighbourhood Facility (R1-3(7)/NF) Zone to permit single detached dwellings with a minimum lot area of 300m<sup>2</sup> and a minimum lot frontage of 11 m (R1-3(7) Zone) and to permit the NF uses listed above.

*\*For the lands under consideration, an application for consent to sever the property (B.006/16) has also been received.*

**Summary of Responses :** (please see detailed comments in Appendix “B” of the report)

Many residents support the possibility of a school and family centre being located in the area. Having the school/family centre as a local resource/community focal point and being able to have their children walk to school were the main positive points that were raised by residents.

Several residents were unsure of the school, as they would like to see details on the building/parking/driveway placement and how this would affect their homes. Other residents expressed support for the school only if traffic calming measures are implemented, such as speed bumps.

Many residents were in opposition to the proposed school. The following is a summary of the main points raised:

- Traffic/parking – issues with on street parking and speeding/cut through traffic; additional traffic due to parents drop off and buses; pollution from cars/buses
- Property values – the addition of a school will decrease property values
- Change in use/unknown – many residents indicated they would never have moved into an area had they known a school was to be built there
- Site plan concerns/impacts on residents – lighting, privacy issues, fencing, litter, noise associated with the school, hours of operation, pathway near the river/dangerous for children.

**ANALYSIS**

The Analysis section of this report assesses the proposed development with regards to conformity with the Provincial Policy Statement, the City’s Official Plan, the Kilally North Area Plan, and Planning Impact Analysis for Zoning By-law Amendments. A summary of public comments and concerns will also be discussed.

**Subject Site & Application**

The subject lands are located in the northeast corner of the City of London, south of Fanshawe Park Road East, and east of Highbury Avenue, within the Cedar Hollow neighbourhood. The lands are bounded by Killarney Road to the south, a future extension of Cedarpark Crescent to the north, Cedarhollow Boulevard to the west, and the City of London Urban Growth Boundary to the east. The subject site is approximately 3.6 hectares in size. It contains a large portion of 1800 Cedarhollow Boulevard, as well as six (6) lots that are located along Killarney Boulevard (776-802 Killarney Boulevard (also known as Lots 45-50 on 33M-580). The subject sites are currently vacant. The subject site is surrounded by single detached dwellings and townhouses

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

to the north, south and west, and agricultural lands consisting of a rehabilitated aggregate pit to the east.

The Applicant, Thames Valley District School Board (TVDSB), on behalf of the Owner, Auburn Developments Inc., has requested a zoning by-law amendment to add a Neighbourhood Facility (NF) Zone to the current zoning on site. The change in zoning would facilitate the development of a new public elementary school and associated family centre.

The TVDSB has identified the need for a new public elementary school in northeast London. After a comprehensive review of several candidate sites, the subject lands were identified as being well suited to meet the needs of the attendance area.

The City of London has identified the need for additional daycare and community services in this area of the City, and has requested that the TVDSB incorporate a ‘family centre’, consisting of a daycare establishment and community centre, into the development of the new public elementary school. A family center is run by a non-profit partner (currently they include: YMCA, Merrymount Children’s Centre, South London Neighbourhood Resource Centre, London Children’s Connection), and offers a broad range of classes on: parenting, early learning, child and family programs such as parenting strategies, literacy and numeracy programs and play groups, health and wellness, early childhood education and child care, referral resources, recreation sports and leisure, etc. Any and all programs and services that are made available also have to be approved by the School Board, who are the Landlord, and who like to make sure everything that goes on in the building is consistent with their values, principles and procedures. Each family centre’s hours of operation are unique to the neighbourhood they serve, but other existing facilities are open from 10:00 a.m. to 8:00 p.m. on one or two weekdays; open to 6:00 on other weekdays, and possibly Saturday morning for 3 or 4 hours.

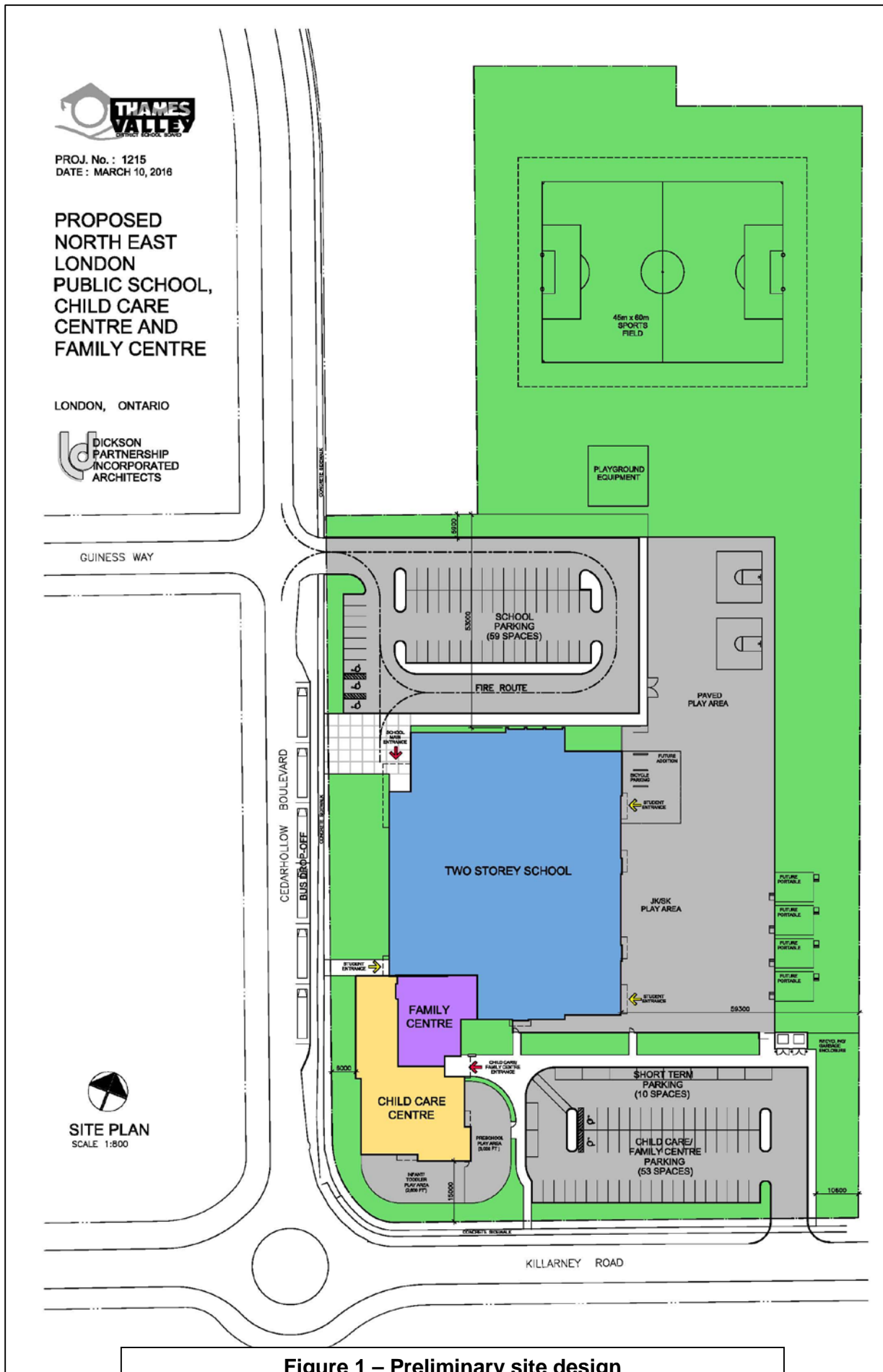
Figure 1 shows a conceptual site plan for the proposed development which features the elementary school building and family centre building located at the corner of Killarney Road and Cedarhollow Boulevard, with parking facilities accessed by both Cedarhollow Boulevard and Killarney Road. Outdoor play areas are located to the north and east of the building as well as a playing field further to the north, to the rear of the existing single detached dwellings fronting onto Cedarhollow Boulevard. It should be noted that this plan is conceptual and as such has no status. The final layout of the buildings will be addressed through the site plan approval process.

A concurrent consent application has also been received for the site. Figure 2 below shows the proposed severance. The larger portion of 1800 Cedarhollow Boulevard would be used for the proposed elementary school and family centre, and the remainder of the lands (fronting on to the future extension of Cedarpark Crescent) will be retained by Auburn Developments for future residential uses. Auburn is required to submit a revision to the draft plan of subdivision for the remainder of the lands. Since the residential zoning is in place, and the remainder of the lands will only result in approximately 10 single detached lots and the extension of Cedarpark Crescent, administrative changes will be made to complete the plan of subdivision without the need for further notification as per Section 51(47) of the Planning Act.

There are 6 single detached lots located on Killarney Road, just east of the roundabout that were created as part of the registration of 33M-580. In order to amalgamate the lots into the school development, the City will need to pass a “deeming by-law” that will consolidate several contiguous lots into one parcel by deeming the subject lands not to be in a registered plan of subdivision. Removal of the internal lot boundaries will allow for these lots to be added to the adjacent property at 1800 Cedarhollow Boulevard for the potential development of an elementary school site and associated family centre. This deeming by-law will be brought forward to a future meeting of the Planning and Environment Committee.

|  |  |
|--|--|
|  |  |
|--|--|

Z-8596  
Nancy Pasato



|  |  |
|--|--|
|  |  |
|--|--|

Z-8596  
Nancy Pasato

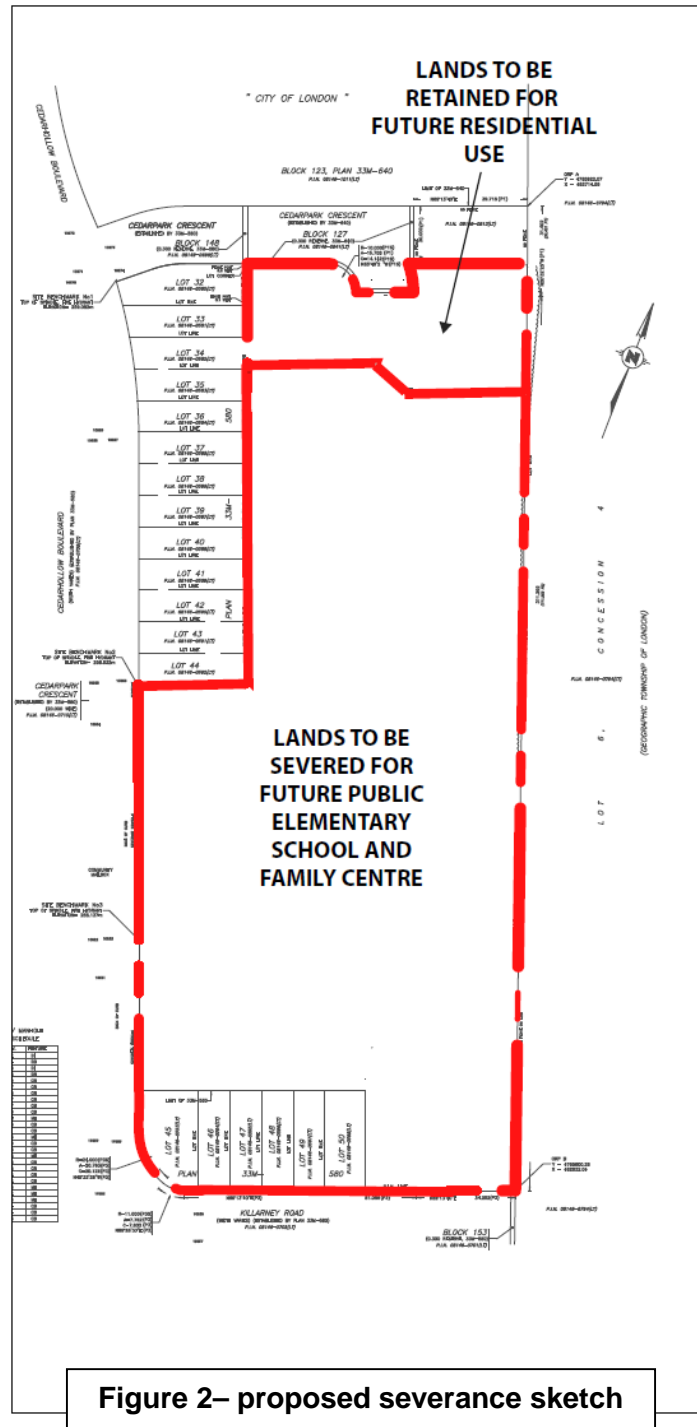


Figure 2- proposed severance sketch

**Does the Application conform to the Provincial Policy Statement?**

The Provincial Policy Statement is issued under the authority of section 3 of the Planning Act and came into effect on April 30, 2014. The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. All planning applications, including Zoning By-Law Amendment, Consent to Sever applications, and any future site plan applications are required to be consistent with these policies.

Section 1.1 *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns* of the PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. It also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs. The proposed use will add an institutional/community facility which broadens the range of uses in the area. The proposed use is within a settlement area and does not require any undue expansion, is serviceable by existing



| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

infrastructure and promotes efficiency in services. The subject lands are within the Urban Growth Boundary (settlement area) as identified in the Official Plan and are designated to permit residential uses, which also allows for the consideration of schools and community facilities. The development will be accessed by existing sidewalks and additional walkways/pathways and connections will be sought as part of the site plan process.

As per Section 1.6, public service facilities should utilize existing infrastructure and should be located in community hubs, where possible. The proposal combines two public service facilities (a school and a family centre) which utilizes existing infrastructure and creates a community hub for the residents.

There are no significant natural heritage features in close proximity to this site. There are no natural heritage features, mineral and petroleum or mineral aggregate resources issues associated with this proposal. There are no natural or human made hazards associated with this development. Overall, the proposed development has been reviewed and it has been determined to be “consistent with” the 2014 Provincial Policy Statement.

**Does the Development conform to the Official Plan and Kilally North Area Plan?**

The existing Official Plan designations were applied through the Kilally North Area Plan process, which was conducted in 2002/2003. At that time, the Kilally North Area Plan did not identify the need for a school.

The Residential land use designations of the Official Plan permit a range of non-residential community facilities that are normally associated with, and integral to, a residential environment. Where they are determined to be appropriate, uses such as churches, day care centres, branch libraries, schools, community centres, public parks and public recreation facilities may be permitted.

The subject site is within the Low Density Residential designation on Schedule A of the Official Plan. Primary permitted uses in the “Low Density Residential” designation are a range of low density residential uses including single detached dwellings, duplexes, and townhouses. Secondary permitted uses within the “Low Density Residential” land use designation include community and neighbourhood facilities such as public elementary schools, daycare facilities, and community centres.

Section 3.6.4 of the Official Plan provides criteria to be used in the review of new community facilities.

- Residential Amenity - The proposed community facility will not result in a concentration of community facilities within the Cedarhollow neighbourhood, resulting in an erosion of the amenity and character of the neighbourhood. This is the only planned facility within this neighbourhood and the availability of vacant land to provide additional facilities is limited.
- Compatibility- Schools and other community facilities are a necessary part of a neighbourhood. They provide focal points and community gathering places for families and children, as well as the broader community through programs that may be offered at the family centre. The proposed elementary school will be a compatible use within the residential area. The conceptual plan for the proposed development shows a low-profile building which is located away from existing dwellings to the north. The proposed development will be oriented to Cedarhollow Boulevard and Killarney Road, and will avoid placing buildings behind the existing homes on Cedarhollow Boulevard. Appropriate parking and access can be determined as part of the site plan process.
- Function - The proposed elementary school and family centre can be designed to have sufficient off-street parking, circulation, drop-off and pick-up facilities, and access points to minimize traffic on abutting area streets. The proposed conceptual plan as submitted shows sufficient off-street parking in accordance with the parking requirements set out in the City of London Zoning By-Law. The conceptual plan, however, shows buses utilizing

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

the City's lay-bys along Cedarhollow Boulevard, which is not supported by staff. Internal vehicular circulation and bus loading/drop off will need to be facilitated on site. The proposed conceptual plan shows two distinct parking lots – one for school parking and a second parking lot for child care/family centre.

The proposed zone change has been evaluated against the land use policies of the Official Plan and the area specific policies. The zone change will result in development which conforms to the Official Plan for the City of London. The site plan approval process will ensure that the site functions properly to avoid negative impacts on the surrounding neighbourhood.

Zoning & Planning Impact Analysis

Planning Impact Analysis are used to evaluate applications for an Official Plan amendment and/or Zone change, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses. Planning Impact Analysis is intended to document the criteria reviewed by municipal staff through the application review process to assess an application for change. Depending upon the situation, other criteria may also be considered.

- Compatibility – As noted through the Official Plan criteria above, schools and other community facilities are a necessary part of any neighbourhood. The proposed elementary school will be a compatible use within the residential area. The conceptual plan for the proposed development shows a low-profile building which is located away from existing dwellings to the north. The proposed development will be oriented to Cedarhollow Boulevard and Killarney Road, and will avoid placing buildings behind the existing homes on Cedarhollow Boulevard. Appropriate parking and access can be determined as part of the site plan process.
- Ability of Site to Accommodate Development - The subject lands are approximately 3.6 ha in size and located within an existing, recently established subdivision. The site has frontage on Cedarhollow Boulevard (a secondary collector) and Killarney Road (a local street east of Cedarhollow Boulevard). Issues such as parking, bus access and placement of buildings will be addressed further at site plan, but the site is large enough and can accommodate the proposed use. The size, shape, and topography of the subject lands make it a suitable site for an elementary school. The TVDSB have indicated that the size of the school site can accommodate their needs.
- Vacant Land in the Area - The subject lands are located within a recently established community, and this is the last of the lands to be developed. The TVDSB did an exhaustive search of available lands for an elementary school and these were the only lands available. There are no other vacant lands in the area which could accommodate the proposed school.
- Building Siting – The preliminary conceptual plan shows the building located at the corner of Killarney Road and Cedarhollow Boulevard. Through the Urban Design Peer Review Panel (UDPRP) review and through the site plan approval process, proper siting of the buildings will occur.
- Vegetation and Natural Features - The site is not adjacent to any natural heritage features. Landscaping will be addressed through the site plan process.
- Site Access - The subject lands have access along Cedarhollow Boulevard and Killarney Road, allowing multiple access points for ease in student drop off and pick up, as well as parking location. Pedestrian access will be from these two roads. As requested by Parks Planning, an additional pathway through the site will be sought through the site plan process.
- Exterior Design – There are no Urban Design Guidelines that apply for the Kilally North Area, however, Chapter 12 of the City's Official Plan generally guides development. Through the circulation process Community Planning & Urban Design has provided some preliminary comments with respect to design of the site:

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

- Ensure that the proposed building is located along Cedarhollow Boulevard at the south west corner of the site in order to define the street edge as well as the intersection by using built form.
- Ensure that proposed building is oriented to the street with the principle building entrance located along the Cedarhollow Boulevard frontage.
- Ensure the south and west building facades include a high level of fenestration and articulation in order to animate the street edges.
- Ensure proposed fencing for all play areas located adjacent to the street include high quality materials (such as brick piers and rod iron fencing).
- Include landscaping along any street frontage where parking is adjacent to the street in order to screen the parking areas and define the street edge.

These items will be considered at the site plan stage. Urban Design also recommended adding a special provision to the site to reduce the front and exterior side yard setback to 3m (from 6m) in order to facilitate street edge design. Staff feel this is reasonable and have recommended this special provision as part of the zone.

- Heritage Resources – There are no built heritage resources on this site. An Archaeological assessment was completed as part of the original subdivision application. There are no issues with allowing development to proceed.
- Environmental Constraints – There are no environmental constraints or hazards on or near the site.
- Compliance with Official Plan, Zoning By-law, and Site Plan Control By-law - The development being considered is evaluated against the policies of the Official Plan, and Zoning By-law to ensure compliance prior to approval by the City. The proposed zoning amendment is consistent with the policies of the Official Plan.

Staff are not recommending any holding provision for this application in order to assist the School Board in meeting their timelines.

The addition of a school and family centre at this location is a public benefit and will add to the existing neighbourhood. Issues will be addressed to minimize possible impacts on adjacent neighbours through the site plan approval process.

### **Issues raised through Public Circulation**

Through the circulation process, a large number of residents were in support of a school in this location. Many residents support the possibility of a school and family centre being located in the area. Having the school/family centre as a local resource/community focal point and being able to have their children walk to school were the main positive points that were raised by residents.

Several residents were in opposition to the proposed school. The following is a summary of some of the main issues raised:

Traffic – Through the Area Plan, a secondary collector system was established and identified on Schedule C of the Official Plan. A secondary collector typically expects traffic volumes of up to 5,000 vehicles per day. The proposed school is to be located along two secondary collectors, which is ideal from a transportation perspective, as the amount of traffic volume can easily be accommodated on these roads.

Residents of the area have expressed concern over speeding and cut through traffic on these collectors. Temporary speed cushions were placed on Killarney Road by the developer in response to the neighbourhood request. However, since that time, the City is now in a position to assume Killarney Road, therefore, the speed cushions have been removed. On May 5, 2015, a letter was mailed to the residents of Killarney Road in response to residents' concerns and requesting residents input on replacing the temporary speed cushions with permanent speed cushions once the road is assumed. The survey determined that there was limited support for permanent speed cushions. A traffic volume study was also completed for Killarney Road in November, 2015. The traffic volume study showed that the total daily volume is 1,201

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

vehicles per day, which is considered very low for a secondary collector with an anticipated road capacity of up to 5,000 vehicles per day, and that speeding is not an issue on this road.

The Transportation Division has indicated that notwithstanding the above, due to the proposed school in the area, Staff will undertake volume/speed studies in the future when the school is built and traffic patterns change. Staff could also undertake some passive traffic calming measures such as painting white edge/centre lines that would give the image of a narrower driving area, which may have a positive effect. In addition, the Public Education & Enforcement Program (PEEP) radar boards maybe installed if needed to educate residents of the area by showing their speeds when travelling on these roads.

Changes to area/expectations and impact on property values - A general comment made by neighbours is that the proposal is not consistent with what they expected to be developed on the site. Although the Kilally North Area Plan did not allocate a school for this area back in 2002/2003, school uses and other neighbourhood facilities are considered integral to a neighbourhood. The Planning Act and the City of London Official Plan contemplate changes to Official Plan land use designations as a “normal” part of the planning process. Applications are accepted and reviewed on their merits according to Official Plan policies, community plan guidelines, Zoning By-law regulation and other City policies and regulations.

Conclusive information of the impact on property values on existing lower density residential uses is difficult to ascertain. Very often the impact on property values is related to such matters as property upkeep and maintenance, property management, and the quality of construction. These issues relate more to the design and management of the proposed use rather than the actual use itself. Planning staff do not plan based on property values, but rather assess issues such as planning impact, appropriate land use, scale, density, massing, and design.

Site Plan Considerations - Several residents were unsure of the school, as they would like to see details on the building/parking/driveway placement and how this would affect their homes. Other residents expressed support for the school only if traffic calming measures are implemented, such as speed bumps. Additional considerations raised by the public through the circulation process included fencing, lighting, traffic calming measures, and landscaping. All of these matters will be addressed as part of the site plan approval process.

|                   |
|-------------------|
| <b>CONCLUSION</b> |
|-------------------|

The recommended Zoning By-law amendment is consistent with the PPS, the Planning Act, the City’s Official Plan and the Kilally North Area Plan. The proposed zoning amendment represents good land use planning and is an appropriate form of development. The site plan approval process will deal with issues related to site design and will limit any negative impacts to the adjacent low density residential neighbourhood.



|  |  |
|--|--|
|  |  |
|--|--|

**Z-8596**  
**Nancy Pasato**

|  |   |
|--|---|
| <b>PREPARED AND RECOMMENDED BY:</b>  | <b>REVIEWED BY:</b>   |
|  |   |
| <b>NANCY PASATO, MCIP, RPP<br/>SENIOR PLANNER, DEVELOPMENT<br/>PLANNING<br/>DEVELOPMENT SERVICES</b> | <b>ALLISTER MACLEAN<br/>MANAGER, DEVELOPMENT PLANNING<br/>DEVELOPMENT SERVICES</b>  |
| <b>CONCURRED BY:</b>   | <b>SUBMITTED BY:</b>  |
|  |   |
| <b>TERRY GRAWAY, MCIP, RPP<br/>MANAGER, DEVELOPMENT SERVICES &amp;<br/>PLANNING LIAISON</b>          | <b>GEORGE KOTSIFAS, P.ENG.<br/>MANAGING DIRECTOR, DEVELOPMENT<br/>&amp; COMPLIANCE SERVICES<br/>AND CHIEF BUILDING OFFICIAL</b> |

April 4, 2016

\\CLFILE1\users-x\pdda\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2016\Z-8596 - 1671 Fanshawe Park Road East (NP)\report Cedarhollow school site.docx

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

**Bibliography**

Request for Approval:

Application - City of London, Zoning By-law Amendment Application Form, completed by Matthew Campbell, Zelinka Priamo Ltd., submitted February 22, 2016.

Reference Documents:

City of London. Official Plan, June 19, 1989, as amended.  
 City of London. Zoning By-law No. Z.-1, May 21, 1991, as amended.  
 City of London. Kilally North Area Plan, March, 2003.  
 Ministry of Municipal Affairs and Housing. Provincial Policy Statement, 2014.  
 Province of Ontario. The Planning Act. R.S.O 1990  
 Zelinka Priamo Ltd. Planning Justification Report, Cedarhollow Boulevard, February 19, 2016.

Correspondence:

\*all located in City of London File No. Z-8596 unless otherwise stated.

Reports submitted with Applications:

\*all located in City of London File No. Z-8596 unless otherwise stated.

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

**Appendix "A"**  
**Zoning By-law Amendment**

Bill No. (number to be inserted by Clerk's Office)  
2016

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located on a portion of 1800 Cedarhollow Boulevard and 776-802 Killarney Road.

WHEREAS the Thames Valley District School Board has applied to rezone an area of land located on a portion of 1800 Cedarhollow Boulevard and 776-802 Killarney Road, 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 on a portion of 1800 Cedarhollow Boulevard and 776-802 Killarney Road, from a Holding Residential R1 (h\*R1-3) Zone, a Holding Residential R1 (h\*R1-4) Zone, and a Residential R1 Special Provision (R1-3(7)) Zone to a Neighbourhood Facility Special Provision/Holding Residential R1 (NF( )/h\*R1-3) Zone, a Neighbourhood Facility Special Provision /Holding Residential R1 (NF( )/h\*R1-4) Zone, and a Residential R1 Special Provision/ Neighbourhood Facility Special Provision (R1-3(7)/NF( )) Zone.

- 1) Section 33 of the Neighbourhood Facility (NF) Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

33.4 a) NF( )

Regulations

- i) Front Yard                      3.0 metres  
Setback (minimum)      (9.8 feet)
- ii) Exterior Side Yard        3.0 metres  
Setback (minimum)      (9.8 feet)

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 subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on April 19, 2016.

Matt Brown  
Mayor

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

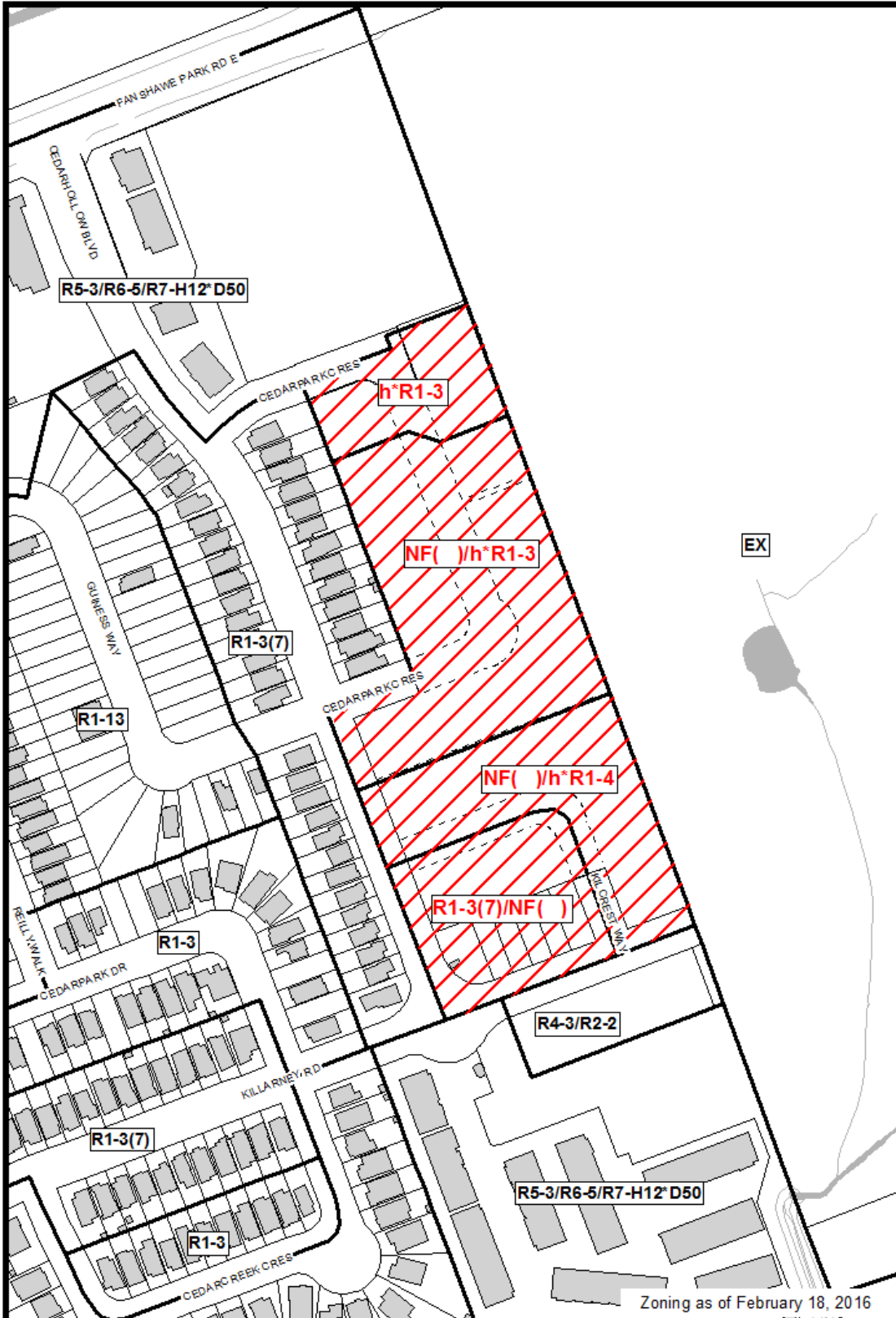
Catharine Saunders  
City Clerk

First Reading - April 19, 2016  
Second Reading - April 19, 2016  
Third Reading - April 19, 2016



Z-8596  
Nancy Pasato

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



Zoning as of February 18, 2016

File Number: Z-8596  
Planner: NP  
Date Prepared: 2016/03/16  
Technician: JS  
By-Law No: Z.-1-

SUBJECT SITE

1:2,500

0 12.525 50 75 100 Meters



| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

**Appendix “B”**  
**Public Responses to Liaisons**

**E-mail responses:**

**Residents of 765 Killarney Road**  
**Rob Jesson and Curtis Horsman, Unit 54**  
**Kenneth H Twilley & Carol-Ann L Twilley, Unit 52**  
**Linda Kay Leverton, Unit 35**  
**Bruce Hartley, Unit 16**  
**Joanne Potma, Unit 100**  
**Edward and June Smith, Unit 23**  
**Christine Porter, Unit 33**  
**Freda and David Paul Northover, Unit 9**  
**Nancy Goldrick, Unit 93**  
**Lorne & Josephine James, Unit 37**  
**Brad Carey and Cathy Neale, Unit 98**  
**Gail Watt, Unit 48**

London, ON

This email is in response to notice Z-8596 of February 24th, 2016, which we received as area residents regarding the application for zoning changes of 1800 Cedarhollow Boulevard for future institutional uses to permit the construction of an elementary school.

WE THE UDERSIGNED RESIDENTS OF 765 KILLARNEY ROAD STRONGLY OPPOSE the application by the Thames Valley District School to change the zoning to permit the construction of an elementary school.

River Trail at 765 Killarney Road predominantly houses senior retired persons (about 95%). It is a very quiet neighbourhood of upscale semi-detached condominiums, and we take extreme pride in the beauty, cleanliness and safety of our property. We do not want this to negatively affect our property values or have them downgraded in any way because of this change.

Under no circumstances were we ever informed of the possibility of an elementary school being built in our neighbourhood until now! This is an outright contradiction to the single detached homes that were planned by the City, and what we were informed of by the builder, Auburn Homes Ltd. All of our owners have paid for a low density, quiet neighbourhood, and it is inherently wrong that it should be taken from us now that the complex is nearly completed. Many of us would not have purchased in this neighbourhood if there was any indication that an elementary school would be built nearby.

We hope that you will consider the above objections and not approve the TVDSB’s application for an elementary school on the above property, now or in the future.

**Brad & Dale Bartja**  
**635 Killarney Road**  
 London, ON

We are wholeheartedly in favour of the proposed school on Cedar Hollow Blvd.

**Kevin Beaul**  
**323 Portrush Place**  
 London, ON N5X0C2

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood and will make good use of this school and family.

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

**Jeremy Brhelle**  
**1780 Cedarpark Drive**

London, ON

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood and will make good use of this school and family centre.

**Harp Bedi**  
**1877 Cedarpark Drive**

London, ON N5X0J1

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood and will make good use of this school and family centre.

**Jeannette & Alex Castillo**  
**1859 Reilly Walk**

London, ON N5X 0H8

I support a land use change on Cedar Hollow Blvd to allow for an elementary public school and family centre to be built. Many young families live in our neighbourhood and make good use of this school and family centre.

**Cindy Cook**  
**1648 Portrush Way**

London, ON

I am a cedar hollow resident and I greatly support the addition of a new elementary school in my neighbourhood. I have school aged children who would use the school.

Thank you for considering our neighbourhood for the new school.

**Melanie and Mike Crowell**  
**1843 Reilly Walk**

London ON N5X 0H8

I am writing to show my support for a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood (mine included) and will make good use of this school and family centre.

This is a great neighbourhood and a school will only make it better!!!!

**Michael and Susan DiFabio**  
**582 Killarney Road**

London, ON N5X 0C9

Susan and I are in favour of a school, provided that speed cushions (and other traffic calming measures) are integrated within our neighborhood.

What the Traffic Planning Engineers at the City fail to understand is that we are not compelled by average speed scores (not even the speed score at the 85th percentile rank). This department consistently fails to report the dangerous speed scores (drivers) from the 86th to the 100th percentile rank! These are the scores (drivers) that are potentially going to injure and/or kill the residents (children) on our street.

We would like to see the individual scores from the November 10, 2015 traffic study ... specifically the speed scores between the 86th and the 100th percentile rank on the distribution of scores sampled. That's exactly 180 speed scores that will tell a more meaningful tale about the speed challenges along Killarney Rd. Can you or Maged help us to source these values?

Thank you for your assistance with this concern, and for documenting our support for the proposed school (along with the specified safety prerequisite).

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

**Jay Dubois & Kristina Dubois**  
**683 Killarney Road**

London, ON N5X 0C8

My wife and I would like to communicate our FULL SUPPORT of the land use change on Cedar Hollow Blvd to allow for an Elementary School and Family Centre to be built. We live at 683 Killarney road, about 1 block from the site. We were told it would be a good idea to forward our vote of support for this land change.

**Gordon & F. Joanne Earhart**  
**1659 Cedar creek Crescent**

London, ON

Regarding the proposal to build a new elementary school in the Cedarhollow community in north east London, I am highly in favour of such a plan. Currently I have a son in the first grade at Northridge and will have a daughter starting JK next year; however I am very excited that they may be able to go to a school in their own neighbourhood.

**Michele Feeser**  
**1766 Cedar park Drive**

London, ON

I am responding to a new elementary school in our neighbourhood positively. We have 3 children under 6 years of age who will benefit immensely from a nearby school, play area, family centre, and daycare.

On that note, would speed bumps along Killarney be installed to slow down speeding parents? And since school buses will be entering and exiting from Fanshawe Park Road, will that hasten the installation of traffic lights?

**Josh & Tina Ford**  
**652 Guinness Way**

London, ON N5X 0H8

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School to be built. Many young families live in our neighbourhood and will make good use of this school and proposed public centre.

**Judy and Tony Gremaud**  
**1631 Cedar creek Crescent**

London, ON

We are also in agreement and in favour of the new school and family centre etc. We are concerned about the speed on Killarney Road and would like something to address it such as speed bumps or 4 way stop signs.

**Jamie Griffiths**  
**603 Killarney Road**

London, ON N5X 0C9

Although I am outside the 120m radius, (603 Killarney Road) I would like to pass along my full support to the proposed school in the Cedar Hollow subdivision, HOWEVER my support comes along with the condition that traffic calming measures be reinstalled along Killarney Road. These traffic calming measures are needed in the area stretching between the park entrance (to the west of 576 Killarney Road) and the round-about (@ Cedarhollow Blvd/Killarney Road).

I do not believe the simple re-installation of the speed humps/bumps will be enough though, and something like the raised crosswalk across from St. Mark Catholic School, found at 1440 Glenora Drive, is the type of solution Killarney Road needs to slow speeders down.

Having one of these raised crosswalks at the entrance into the park, and another in a location near 660 Killarney Road (at the entrance onto Cedar creek Crescent) is the solution we need to prevent an injury or death. Unfortunately, "accidents" involving any type of speeding in a subdivision are not accidents at all, and unfortunately they have already occurred in the past, and they will be sure to occur in the future unless something permanent is done.

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596  
Nancy Pasato**

With this traffic calming proviso, you have my support for the school plan.

**Liana Kaafarani Haidar**  
**682 Killarney Road**

London, ON N5X 0C8

We just wanted to say that we're very excited about the potential of a school being opened in our area (Cedar Hollow) on Cedar Hollow Blvd. We haven't received much information about it, but we are very happy as our boys currently ages 2 and 4 will have their school nearby.

**Ali Haidar**  
**348 Killarney Road**

London, ON

As a resident of the Cedar Hollow subdivision I'd like to express my support for the proposed school. It would be terrific if the school were ready to be opened in 2017.

**Caroline and Rob Howe**  
**667 Killarney Road**

London, ON N5X 0C8

I was notified via my fellow Cedar Hollowans that you were looking for responses to some "questionnaires" that were sent out to the community.

First I would like to tell you that we have not received such questionnaires, as I am hearing that most of us have not received them....and that the deadline for response is Monday!!!

We would LOVE to have a copy of the questionnaire if you are able to email it to us.

We have been discussing the proposed school for some time and many neighbours are excited for a school to open up in the neighbourhood.

However, since it was already an issue that was discussed at length in the past, our concern will be the increase in traffic along Killarney road to and from the school.

We would like to request that traffic calming measures be put in place - speed bumps, three and four-way stops, cross walks to ensure the safety of our children.

A public school and community center would be a welcome addition to this neighbourhood with so many families.

**Dorothy & Anthony Hudd**  
**1862 Cedarhollow Blvd**

London, ON

We reside at 1862 Cedarhollow Blvd, we are happy that a school/daycare will be built behind us, as our baby just turned 7 months now. However, our concerns are:

1. Dust and noise
2. Traffic during the construction and after the school opening
3. What is going to be built directly behind our backyard, a building or a playground?
4. Is there a high rise building that will block our sunshine?

Could you send us the layout of the future school/daycare?

**Kristine and Jeff Huston**  
**1852 Cedarhollow Blvd**

London, ON

My husband and I own/live at 1852 Cedarhollow Boulevard and we have two children that currently attend Northridge Public school. We are all thrilled that the new school will be built so close to our home and our kids are very excited to attend the new school.

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

We think that the empty/vacant land near the condos/Kilcrest Way is a great space for a school, but we do however have many concerns about the zone change for the land directly behind our home. Our concerns regarding the re-zoning of the land directly behind our home are as follows:

1. Lack of details regarding the plan for that land as our opinion/issues will vary depending on the placement of the facilities;
2. Too much privacy/isolation back there for kids/teenagers to get into trouble;
3. In order to reduce kids/teenagers hanging out at any facility built, lights would have to be installed. This would result in my husband and I having bright lights shining into our bedroom window all night long;
4. Reduced privacy (our master bedroom overlooks that piece of land) and enjoyment of our home;
5. Increase in litter up against our backyard;
6. Depending on what facilities/resources the proposed family centre will have in it, it could cause increased traffic and pollution on an already busy residential road;
7. Increased traffic will increase the dangers for our children;
8. A fence needs to be put up along the perimeter of these facilities to protect the fence on our property (from damage) and to protect the children from the coyotes that are in the area (we've seen coyotes on the land behind us on more than one occasion);
9. Again, depending on what facilities are placed directly behind our home, increased traffic in behind will result in us having to listen to cars and ingest pollution from those cars; thus, resulting in loss of enjoyment of our backyard;
10. The likely decrease in the value of our property should a busy family centre or parking lot be placed directly behind our home (we built/purchased our home under the impression that additional homes would be built behind us, not a family centre or parking lot). It is likely that any potential buyers in the future wouldn't want to have a family centre or parking lot behind them either.

I sincerely hope that when the plan for the land is developed that careful consideration for the people that live at 1832-1896 Cedarhollow Blvd is given, as we should not have the enjoyment of our property/homes taken from us.

**Jim & Sandy Jacob**  
**712 Killarney Road**

London, ON

We 100% support having a school at our community and I appreciate city for bringing a school to our community.

**Scott & Susan Jenkins**  
**1643 Portrush Way**

London, ON N5X 0C1

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood and will make good use of this school and family centre.

**Chris Johnston & Belinda Kenedy**  
**1871 Reilly Walk, London ON**

London, ON

I 100% support a Land Use Change for an Elementary Public School on Cedar Hollow Blvd. In addition to the elementary school age children that already live in the Cedar Hollow neighbourhood, our neighbourhood has a lot young families with children under school age which will easily support this school WITHOUT school buses in the coming years.

I have heard there was minimal feedback from the notices sent out to the residents living within the standard 120 meter radius for the survey. In my opinion, the radius captured less than half of the homes it was designed to capture.

Examples:

- the entire east side of the proposed land for the school is an empty field

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

- north of the property has many two story townhouses that are still under construction with no one living in them
- south of the property has many single story townhouses that are still under construction with no one living in them.

Please please please allow this land use to be changed for an elementary school and family centre as this neighbourhood is full of young families that are just getting settled into life and can use an elementary school and family centre close to our homes.

**Laverne Kirkness, BES.RPP.MCIP.**  
**Kirkness Consulting Inc.**  
**Urban and Rural Planning**  
**1647 Cedar creek Crescent**

London, ON N5X 0C8

This seems like a great plan for a new school in the area. When? Very supportive!

**Mike and Tammy Kropf**  
**1862 Reilly Walk**

London, ON N5X0H8

I am a mom of 2 school aged kids living in cedarhollow. A school nearby would be amazing. Not only will it be great to be able to walk my kids to school. It will bring this area together. Schools are a great gathering place for so many events, and getting to know your neighbours.

My kids are excited of the idea of their school being so close.

I hope this will become a reality soon.

**Jim Lacey**  
**1868 Cedarhollow Blvd.**

London, ON

I received in the mail plans for the zoning changes as it relates to possible school in the back on my residence (1868 Cedarhollow). The documentation is at very very poor resolution and literally cannot read any of the marking on the document outside of the bold print.

I would suggest that this same quality of document would of been circulated 20 years ago. Very bad City of London! Where is the reference to something online ie(GIS) that would assist me in understanding what the document says. A simple link should be included so that I can see the detail of the map sent to me.

I withhold any approval until communication is of the quality I can make a rational decision. Millions spent on technology at the City and this is what you come up with.

**Ashley & Ryan Matthews**  
**1886 Reilly Walk**

London, ON N5X 0H8

I was just told that a questionnaire was/should have been sent out to all homes in the Cedar Hollow neighbourhood regarding a proposed school.

My family lives on Reilly Walk and did not receive any sort of questionnaire or a request for comments on this school.

If it matters, my family and close neighbours are all for the school and really hope that our community is lucky enough to get it. Our daughter will be starting school September 2017 and nothing would put us more at ease than having this gorgeous new school around the corner from our house. I know a lot of families on our street feel the same way.

**Joe Mazella**  
**1848 Cedarhollow Blvd**

London, ON

I'm writing in regards to the feedback requested for the elementary school being built in the CedarHollow neighborhood.



| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

I currently live on CedarHollow Blvd and have two small children that attend school. I am thrilled that there will be a school that they can walk to safely on a daily basis.

The construction of the school is directly behind my house. The only question or concern I have is that I'm not clear on where the actual building will go.

I'm assuming that the building will be next to the houses on CedarHollow Blvd and the school yard will be behind the houses.

Other than that, as I've said. This is a great initiative that I fully support. I look forward to more information on this project as it moves forward.

**Reid & Marzena McDonald**  
**1695 Cedar creek Cres**

London, ON N5X0C7

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood and will make good use of this school and family centre.

**Nao Mclean**  
**1800 Cedarpark Drive**

London, ON N5X 0H9

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood and will make good use of this school and family centre.

**Chris Miedema**  
**576 Killarney Road**

London, ON N5X 0C9

I do not support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. At no time was this planning information made available for me to consider during my final purchase decision before buying/building my house. It is obvious that this has been the planned use for this parcel of land from day one as housing has intentionally been built all around it and the city has already broken ground for the project. This was also the case for the decision to build a park directly behind my house which was nowhere in any of the city plans I secured during my lot purchase investigations. The area has a private condominium complex directly adjacent to it which was primarily marketed to retirees during its construction. Putting an elementary school beside it is not something I would have foreseen as a possibility when considering building a house in this neighbourhood community.

**Jeff Morden**  
**1993 Cedarpark Drive**

London, ON N5X0J1

My family lives in Cedar Hollow @ 1993 Cedarpark Dr.

We are extremely excited to see the construction of the proposed school. We encourage the city to move forward with this plan.

**Victoria Ngo**  
**1828 Cedarpark Drive**

London, ON

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood and will make good use of this school and family centre.

**Liem Ngo**  
**1781 Cedarhollow Blvd.**

London, ON N5X 0C5

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood and will make good use of this school and family centre."

**Trisha & Matt Pedalino**  
**1858 Reilly Walk**

London, ON N5X 0H8

I support a land use change on Cedarhollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families, including ours, live in this neighbourhood and will benefit from this school and family centre.

**Faye & Jeff Podsadecki**  
**1814 Reilly Walk**

London, ON

My husband and I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built.

We are expecting our first child in early May and many young families live in our neighbourhood and will make good use of this school and family centre. Gives us peace of mind knowing our child will be able to walk to school only a couple of streets away.

**Rachel Prudhomme**  
**683 Guinness Way**

London, ON

I am a homeowner on Guinness Way, and a mother to a toddler. I work at Montessori Academy and my husband is a general contractor. My husband and I are both thrilled about the land possibly being zoned for an elementary school. I would suggest directing traffic to come from Fanshawe, and adding lights in front of Henley Place. The neighborhood is definitely expanding and has many young families with many, many children, and even more homes being built.

I feel this would also relieve Northridge and the Yellow Buses of having to accommodate schooling needs for the children of Cedar Hollow.

I know a lot of neighbors of ours will also request speed bumps. Though they may be a requirement near the school (of course), I wouldn't personally find them as necessary further throughout the further points of our subdivision. Traffic and speed I have never noticed to be an issue – there are some very over protective families however that would like to see speed bumps every 10 meters

**Jen and Hans Reimer**  
**#47, 765 Killarney Road**

London, ON N5X 0H6

This email is in response to the above notice of February 24, 2016, which we received as area residents regarding the application for an elementary school to be built.

WE STRONGLY DISPUTE the application made by the Thames Valley District School Board for the following reasons:

1. Years ago, we bought our first home in London a few doors down from an elementary school. During the entire time we lived there, we constantly picked up candy and paper wrappers, bottles (some smashed) and all kinds of other litter off our sidewalk, lawn and driveway. The noise could be unbearable with screaming, yelling, fighting and swearing taking place at least twice a day, five days a week. While we enjoy children, we were disappointed, sometimes angry, and we moved from the area in frustration after 3-1/2 years.
2. We have been involved in the build, purchase and residence of our condominium complex (River Trail at 765 Killarney Road) for over four years. Under no circumstances were we ever informed of the possibility of an elementary school being built in our

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

neighbourhood until now! This is an outright contradiction to the single detached homes that were planned by the City, and what we were informed of by the builder, Auburn Homes Ltd. All of our owners have paid for a low density, quiet neighbourhood, and it is inherently wrong that it should be taken from us now that the complex is nearly completed. Personally, we would not have purchased in this neighbourhood if there was any indication that an elementary school would be built nearby. In addition, many of the single family home owners in our neighbourhood have expressed that they are not in agreement with this sudden change.

3. Our condominium complex predominantly houses senior retired persons (about 95%). It is a very quiet neighbourhood of upscale semi-detached condominiums, and we take extreme pride in the beauty, cleanliness and safety of our property. We do not want this to negatively affect our property values or be downgraded in any way, as we have all earned our lifestyle. These are the exact reasons why we purchased and live here.
4. When the builder officially turns the property over to our condominium corporation, an access gate will be installed to the community walkway. This city-owned walkway is only a few metres from the banks of the Upper Thames River to Highbury Avenue North; and is located just a few feet from the back of the river view units. If an elementary school is located next to us, the noise, litter and danger of the river will be a daily occurrence. More importantly, the close proximity of the river would pose a danger for younger, unsupervised children and must be avoided.
5. To further exacerbate the above, Henley Place is a new, private, long term care facility that houses mostly seniors and the infirm. They and their attending families often utilize the sidewalks in wheelchairs and walkers. These mostly elderly residents pay a large sum of money to reside in a quiet area, and they deserve peace, quiet and cleanliness in their lives. It would be a travesty to subject them to all kinds of noise and litter from children, pollution from school buses and other disturbances. They too have earned and deserve much better; and this is not how our City should treat our frail and infirm.

We hope that you will consider the above objections and not approve the TVDSB's application for an elementary school on the above property, now or in the future.

Kindly inform us of the Public Meeting to discuss this matter, as we will certainly attend. We would happy to discuss our concerns prior to any decision being made.

**Mike Ruebsam**  
**1605 Portrush Way**  
London ON N5X 0C1

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood and will make good use of this school and family centre.

**Cara Scetto**  
**735 Guinness Way**  
London, ON N5X 0C7

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood and will make good use of this school and family centre.

**Dr. Sundip Shah**  
**696 Guinness Way**  
London, ON

My name is Dr. Sundip Shah and I live at 696 guinness way in Ceder Hallow. I had just recently received a notice of application in regards to building a new elementary school and community center. I would like to tell you that I agree on having the school and community centre being built in our cedar hallow area. I would love to help you in any way to get this up and going as it

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

will revitalize our community and area. Please let me know if there is anything I could do to help with this campaign.

**Jody Shepherd**  
**125 Dingle Place**

London, ON

I received an email from a neighbour stating you were interested in feedback from the community in regards to the proposed school zone going into Cedar Hollow. I live in this neighbourhood, and love the idea. My kids currently attend Northridge, and I look forward to the day that they can safely walk to school without having to cross a very busy road. I do rely on before and after school care right now, as I know many working parents do too. The new school would have to be able to offer this program to working parents too

I do feel that our neighbourhood will need speed bumps reinstalled along Kilarney road to keep the kids safe while walking to school. And would prefer that school bus traffic come off of Fanshawe Park Rd. I would also love to see a family centre attached to the school and a daycare and summer camps offered through the school.

Although I do love our current school, I love the idea of having the school in our Neighbourhood.

**Scott and Samantha Sheridan**  
**1882 Cedarhollow Blvd.**

London, ON

We live at 1882 Cedarhollow Blvd. I have received the notice of application to amend the zoning by-law. My concerns would be for increase in traffic and noise or a large building behind our house. I am happy that there will be a school in our neighbourhood. I am not sure what will be going behind our home. It will be nice to get a more detailed drawing of what will be going where.

**Kelly Taylor**  
**622 Killarney Road**

London, ON

I am very much in favor of the school as I have a 6 year old and a 3 year old currently. I agree with the other residence as it would be safer for my children if there were speed bumps. I know there are some down the street from us around Northridge so why not for this school. Thanks so much.

**Jennifer Tilston**  
**1803 Reilly Walk**

London, ON

I'm writing to express my support for the proposed Cedar Hollow school. I live in Cedar Hollow and heard about the proposal through the community grapevine and was so pleased to get this news! It will be a great addition to our neighbourhood and if a family centre is built alongside the school that will be a wonderful local resource. Kids of all ages live in Cedar Hollow and at the tip of the city we don't have a community center where we can meet and play. We are a very family-oriented neighbourhood and we only have a very, very small park for all of us so the additional green space of a schoolyard will be a welcome change.

I am hopeful that this proposal will become a reality!

**Danielle Villeneuve**  
**1848 Cedarhollow Blvd.**

London, ON

My backyard backs on to the property that is under consideration to be rezoned as elementary. My family supports this change, as we have young children that would love to walk to school. Many families in our neighbourhood have expressed that this is very positive for the community. Is it possible to find out the layout of the property development? I would like to know if my backyard will face a parking lot or green space?

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596**  
**Nancy Pasato**

**Amanda Vollick-Ross**  
**1876 Cedarhollow Boulevard**

London, ON

My husband and I are absolutely thrilled to hear that there will be a new elementary school coming to the Cedarhollow neighbourhood! We have a young son who will be entering school around the time it will be slated to open.

Our one main concern, however, is the placement of the school. We do not want to have the school building or the parking lot behind our home. We purchased our home with the understanding that housing was being built behind our home and thus, we knew that our privacy and property value would be kept intact. We are not in favour of a large building overlooking our property or having a lot of noise from cars entering the school grounds. To us, it makes more logistical sense for the school to be located towards the south end of the proposed development (i.e., nearest the Cedarhollow / Killaly roundabout).

Please take this into consideration when determining the placement of the school, the parking lots, and the fields.

**Brandon Williamson**  
**121 Dingle Place**

London, ON

I support a land use change on Cedar Hollow Blvd to allow for an Elementary Public School and Family Centre to be built. Many young families live in our neighbourhood and will make good use of this school and family centre."

**E-mail responses - no address given:**

**Melanie**

As a resident of cedar hallow I am against a school being built in this neighbourhood. I am against the idea of a school being built in this neighbourhood. The area is already congested with the housing being built in the area and the idea of the traffic associated with a school is concerning.

**Jennifer Jackson**

I just wanted to say that I am very excited to hear that the city is looking to put a new PUBLIC school in our neighbourhood. I love the school the kids attend now, but are just as happy to have them change to the new school if the zoning does get approved. My kids will enjoy walking to school rather than taking the bus. This would be a great addition to our already wonderful community. Here's to hoping that everyone in the community is as welcome to the idea as the ones with kids will be!!

**Emina Siljic**

I support a land use change on cedar hollow blvd to allow for an elementary public school and family centre to be built. Many young families live in our neighbourhood and would make good use of the school and family centre.

**Kelsey Galbraith**

This email is to express my hope that the public elementary school will be built in the cedar hollow neighborhood, which will also hopefully bring back the speed bumps on killarney rd. I think a public school would be a fantastic addition to the cedar hollow community community.

**Lindsay Foxworthy**

I live in the neighbourhood of Cederhollow community and I would be thrilled to have a school nearby! My partner and I live on Guinness Way, just off of Cedarhollow Boulevard. We plan to start a family in the next year and that would be very convenient. The neighbourhood has a lot of young families and I think a school in this area would be perfect.

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**Z-8596  
Nancy Pasato**

**Telephone:**

**Dave & Christine Jesson**

**1858 Cedarhollow Blvd.**

London, ON

- Hard to comment when don't know where buildings/parking will be placed on the site
- Greenspace behind my home would be preferable
- What are the proximity of homes to the entrances of the school?
- Where will the traffic be?
- How long will the community centre/family centre be open/at night or on weekends?
- Issues with construction/debris in area

**Licia Sippola**

**1838 Cedarhollow Blvd.**

London, ON

- Questions about timing, building placement
- Concerns with increased traffic, street parking
- People park in front of my house now, will get worse
- Already a busy street

**Nikita Eskin**

**1823 Cedarhollow Blvd.**

London, ON

- Questions on application
- No comment

**Lynn Goad**

**19-765 Killarney Road**

London, ON

- Questions on application
- Would never have purchased here if had known the zoning would change/no residential
- Concerns with traffic, buses - should not use Killarney Road east of the traffic circle (local road)
- Concerns over noise
- Would prefer a transitional zone between condominium at 765 Killarney and proposed school - either residential or greenspace
- Prefer it stays as residential.