

File Number: 39T-06501 - 33M-600
39T-03501 – 33M-566

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	DREWLO HOLDINGS INC. OAKRIDGE CROSSING DEVELOPMENTS LTD. SIFTON PROPERTIES LIMITED 1345 WHETHERFIELD STREET DISPOSITION OF SCHOOL SITE MEETING ON JULY 18th, 2016

RECOMMENDATION

That, on the recommendation of the Manager, Development Planning, the owners of the potential school site located on the north side of Whetherfield Street, municipally known as 1345 Whetherfield Street and legally described as Block 271, on Plan 33M-600 (Drewlo Holdings Inc. and Oakridge Crossing Developments Ltd.) and Block 63 on 33M-566, (Sifton Properties Limited) **BE ADVISED** that the City has no interest in acquiring the said property for municipal purposes.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

“None”

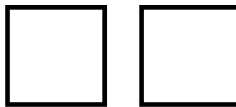
BACKGROUND

When the subdivisions in the Beaverbrook Community were approved by the Approval Authority in 2003 (39T-03502) and 2006 (39T-06501), two (2) blocks were identified for an elementary school : the two (2) sites reside within different plans of subdivisions, those being 33M-566 and 33M-605. The intention was to combine both sites to permit the development of one elementary school.

This potential school site is located on the north side of Whetherfield Street, between Beaverbrook Avenue to the south and Roulston Street to the east. The property is municipally referred to as 1345 Whetherfield Street, legally described as Block 271, Plan 33M-605 and Block 63, Plan 33M-566.

In accordance with the Subdivision Agreement, the School Boards have three (3) years to purchase the site, from the date on which seventy percent (70%) of the dwelling units within the subdivision have had building permits issued or when the servicing of the subject site is completed to the satisfaction of the City Engineer, whichever is the later. If the School Boards do not require the site, then the City has two (2) years from the same date on which the right to purchase by the School Boards have expired or was waived, as the case may be, to give notice of intent to purchase the site for municipal purposes.

Council Policy 19(34A), as amended March 5, 2007, sets out the procedure for the City of London to consider acquisition of a potential school site, once the School Boards have waived



File Number: 39T-06501 - 33M-600
39T-03501 – 33M-566

their right to acquire the potential school site. Firstly, Civic Departments are to be liaised to determine whether or not it is appropriate for the City to acquire the property for municipal purposes. Secondly, the Planning Division shall bring forth a report to the Planning Committee, who in turn shall make a recommendation to City Council, whether or not to purchase the site. Should Council determine that the subject property not be purchased, Development Services shall immediately notify the Owner, in writing, that the City has waived its right to purchase.

On September 26, 2012, the four school boards within this jurisdiction were notified by letter that their option to purchase the site has commenced giving them three years to waive or exercise their option which was set to expire August 31, 2015.





File Number: 39T-06501 - 33M-600
39T-03501 – 33M-566

By letter dated October 1, 2012, the Thames Valley District School Board, the London District Catholic School Board, the Conseil Scolaire de District du Centre Sud Ouest and the Scholastic Council of Catholic Schools Southwestern Region were notified that seventy percent (70%) of the units were completed on or about August 31, 2012, thus commencing the boards' option period and that they have until August 31, 2015 to exercise their right to purchase.

The Thames Valley District School Board provided notice on July 2, 2013, to the City that they were not interested in purchasing this particular site waiving their rights to purchase. The other three (3) school boards did not provide a response by the deadline date of November 18, 2014, therefore forfeiting their options to purchase this site.

On February 9th, 2015, the Finance and Corporate Services, Realty Services Division and Community Services, Parks and Recreation Division were canvassed to determine if there was any interest by these Civic Departments to acquire all or a portion of the subject lands for municipal purposes. The notice requested to have comments back to the Planning Division no later than March 20, 2015. Parks Planning responded indicating that they have no interest in acquiring the site.

On February 12, 2015, Realty Service Division liaised with internal Departments and external agencies to see if there was any interest in acquiring all or a portion of the lands. There was no interest expressed by any of the departments/agencies circulated by Realty Services.

As no Civic Departments have indicated an interest to acquire the property and the City has considered acquisition of this Block in accordance with Council Policy 19(34A), it is recommended the Owner be advised the City waives it right to purchase the land.

PREPARED BY:	RECOMMENDED BY:
FRANK GERRITS DOCUMENTATION COORDINATOR DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

AM/fg
Attach.
June 27th, 2016