

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng
Managing Director, Development & Compliance Services And
Chief Building Official

Subject: Application By: Westbury International (1991) Corporation
1311 Wharncliffe Road South
Westbury Subdivision – 33M-641 – Disposition of School Site

Meeting on: October 29, 2018

Recommendation

That, on the recommendation of the Manager, Development Planning, the owner (1967172 Ontario Inc.) of the potential school site located on the east side of Singleton Avenue, south of Southdale Road East, municipally know as 3400 Singleton Avenue and legally described as Block 86, on Plan 33M-641 **BE ADVISED** that the City has no interest in acquiring the said property for municipal purposes.

Background

The application for Draft Plan of Subdivision was accepted on May 18, 2005 and subsequently revised on January 12, 2006 and December 7, 2007. The Approval Authority granted draft approval to the subdivision on June 22, 2009. The draft plan consisted of 71 Single detached dwelling lots; 2 multi-family medium density residential blocks; 1 walkway block; 1 park block and 1 future park block; 1 school block; 4 future residential development blocks; 1 office block, and 3 commercial blocks. This plan of subdivision was granted final approval and registered on April 25, 2012 as 33M-641.

This potential school site is located on the east side of Singleton Avenue, south of Southdale Road East, municipally know as 3400 Singleton Avenue and legally described as Block 86, on Plan 33M-641.

In accordance with the Subdivision Agreement, all four (4) local School Boards have three (3) years to purchase the site from the latest date when seventy percent (70%) of the building permits have been issued or when the servicing of the subject site is completed to the satisfaction of the City Engineer. If the School Boards do not require the site then the City has two (2) years from the same date on which to give notice of intent to purchase the block for municipal purposes.

The subdivision agreement sets out the procedure for the City of London to consider acquisition of a potential school site once the School Boards have waived their right to acquire the potential school site. Firstly, Service Areas are circulated to determine if it is appropriate for the City to acquire the property for municipal purposes. Secondly, Development Services shall bring forth a report to the Planning and Environment Committee who in turn 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.

1.2 Location Map – Westbury Subdivision – School Site



By letter dated April 6, 2016, 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 January 15, 2015, thus commencing the Board's 3-year review period and that they have until January 13, 2018 to exercise their right to purchase.

None of the four (4) School Boards have expressed interest in the proposed school site by the expiration date of January 13, 2018. Notification was sent to the Manager of Realty Services, giving notice that the City of London's option to exercise its rights to purchase the site was provided. Following circulation to the City's Service Areas no interest was expressed to purchase the site for municipal purposes by the due date of April 30, 2018.

Conclusion

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, it is recommended the Owner be advised that the City waives its right to purchase the land.

Prepared by:	Frank Gerrits Development Documentation Co-ordinator, Development Services
Recommended by:	Lou Pompili, MCIP RPP Manager, Development Planning (Subdivision)
Reviewed by:	Matt Feldberg Manager, Development Services (Subdivision)
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services	

October 19, 2018
FG/LP/MF/GK/fg

Cc: Paul Yeoman, Director, Development Services and Approval Authority