

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P.Eng.,
Deputy City Manager, Planning and Economic Development

Subject: Application By: 2047790 Ontario Inc.
613 Superior Drive
Powell Uplands North Subdivision Phase 3
33M-680 – Disposition of School Site

Meeting on: December 13, 2021

Recommendation

That, on the recommendation of the Director, Planning and Economic Development, 2047790 Ontario Inc., owner of the potential school site located on the south side of Superior Drive, north of Sunningdale Road East, municipally know as 613 Superior Drive and legally described as Block 103 on Registered Plan 33M-641, **BE ADVISED** that the City has no interest in acquiring the said property for municipal purposes.

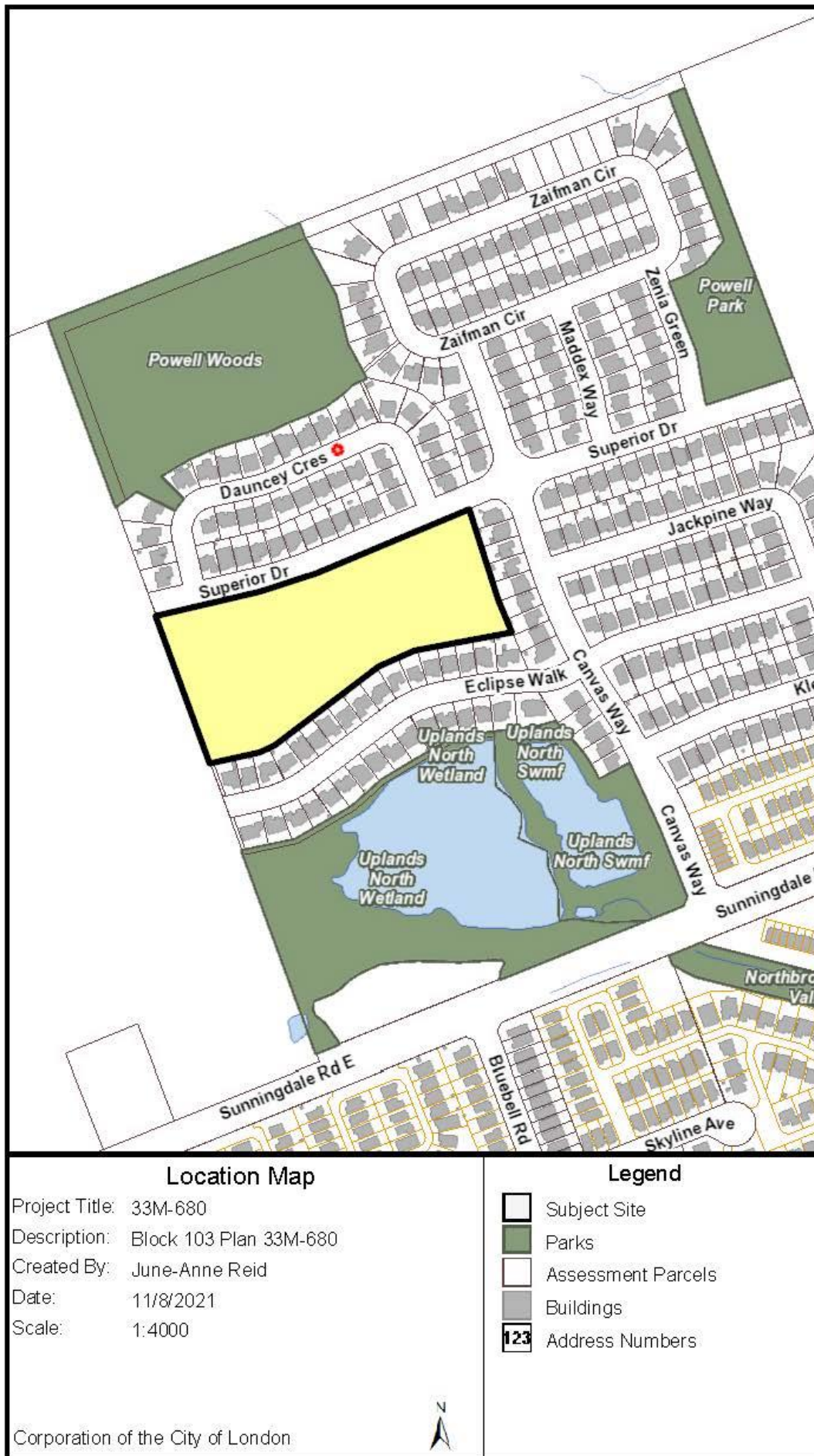
Background

The Powell Uplands North Subdivision (33M-680) was adopted by Municipal Council May 25, 2005 and approved by the Approval Authority on February 15, 2015. One block within the plan of subdivision was identified as a potential school site. This block is located on the south side of Superior Drive, north of Sunningdale Road East, municipally know as 613 Superior Drive and legally described as Block 103, on Registered Plan 33M-680.

In accordance with the Subdivision Agreement, all four (4) School Boards had 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 decline the site, then the City has two (2) years to determine if there is a need 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 their right to acquire the potential school site. Firstly, Service Areas are to be liaised to determine whether or not it is appropriate for the City to acquire the property for municipal purposes. Secondly, Planning and Economic Development shall bring forth a report to the Planning and Environment 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, Planning and Economic Development shall immediately notify the Owner, in writing, that the City has waived its right to purchase.

1.2 Location Map – Powell Uplands North Subdivision Phase 3



By letter dated August 28, 2017, 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 23, 2017, thus commencing the boards option period and that they have until January 23, 2020 to exercise their right to purchase.

As none of the School Boards had expressed interest in the proposed school site by the expiration date of January 23, 2020, a letter was sent to the Manager of Realty Services, giving notice that the City of London's option to exercise its rights to purchase was given.

Subsequently, July 12, 2021, Realty Service Division had circulated a Property Inquiry Liaison to all Service Areas to determine if there was any interest in acquiring all or a portion of the lands. Realty Services has requested that a response be given by June 26, 2023. On November 8, 2021, Realty Services informed Planning and Development that there was no interest by the Service Areas circulated.

Conclusion

As no Service Areas 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 its right to purchase the land.

Prepared by: June-Anne Reid
Development Documentation Coordinator
Planning and Development

Reviewed by: Bruce Page,
Manager, Subdivision Planning

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Submitted by: George Kotsifas, P. Eng.
Deputy City Manager, Planning and Economic
Development

ec: Matt Feldberg, Manager, Subdivisions and Development Inspections
Bruce Page, Manager, Subdivision Planning

December 3, 2021

JAR/BP/GB/GK