

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON TUESDAY FEBRUARY 21, 2017
FROM:	ART ZUIDEMA CITY MANAGER
SUBJECT:	LORNE AVENUE PUBLIC SCHOOL REQUEST FOR PROPOSALS UPDATE AND NEXT STEPS

RECOMMENDATION

That, on the recommendation of the City Manager, with the concurrence of the Managing Director, Planning & City Planner, and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the staff report providing an update to the Lorne Avenue Public School Request for Proposals process **BE RECEIVED** and the following actions **BE TAKEN**:

- a) Civic Administration **BE DIRECTED** to return with a plan for demolition for the Lorne Avenue Public School building, **IT BEING NOTED** that a source of financing needs to be identified; and
- b) Civic Administration **BE DIRECTED** to hold a community meeting to re-engage the local Old East Village community to update them on the process to date and articulate the community's vision for parkland and residential infill on a cleared site.

IT BEING FURTHER NOTED that an in-camera companion report to Corporate Services Committee regarding two expressions of interest for the Lorne Avenue Public School is being submitted concurrently with this report, under separate cover.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Three in-camera reports to Corporate Services Committee dated February 4, 2014, March 18, 2014 and August 26, 2014, respectively.

Corporate Services Committee – March 24, 2015 – Lorne Avenue Public School Update

Corporate Services Committee – February 21, 2017 – In-camera companion report

STRATEGIC PLAN 2015-2019

Municipal Council has recognized the importance of parks and investing in public spaces in its 2015-2019 Strategic Plan for the City of London. Providing for a new park at the Lorne Avenue Public School site supports three of the four Areas of Focus as follows:

Strengthening Our Community – Amazing arts, culture, and recreation experiences

Building a Sustainable City – Beautiful places and spaces

Growing Our Economy – Urban regeneration

DISCUSSION

Background

Municipal Council, at its session held on September 2, 2014 resolved that the following actions be taken with respect to the acquisition of the Lorne Avenue Public School property located at 723 Lorne Avenue:

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- a) *the Civic Administration BE DIRECTED to submit the proposed Offer to Purchase to the Thames Valley District School Board to acquire the subject property at a purchase price of \$550,000, as contained in the staff report dated September 2, 2014, subject to:*
- i) *the City having 120 days from the date of the Vendor's acceptance of the Agreement to satisfy itself in its sole and absolute discretion as to the soil and environmental condition of the property;*
 - ii) *the Purchaser successfully rezoning the subject property to an Open Space OS Variation and/or Residential Variation and successfully obtaining an amendment to the Official Plan, if necessary, within 240 days of the Vendor's acceptance of the Agreement; and*
- b) *the financing for this acquisition BE APPROVED as \$250,000 from the Parklands Reserve Fund and \$350,000 from the Miscellaneous Property Acquisition Reserve Fund. (C1/21/CSC) (3/17/CW)*

On October 15, 2014 the City entered into an Agreement of Purchase and Sale with the Thames Valley District School Board (TVDSB) to acquire the Lorne Avenue Public School property located at 723 Lorne Avenue, subject to several conditions.

The City took possession of the property from the TVDSB on October 28, 2016.

Need for Municipal Park

The acquisition of the site for neighbourhood parkland and recreational space contributes to the City's ongoing neighbourhood revitalization efforts in the Old East Village and ideally lessens the impact of losing the school by replacing one community focal point (school) with another (park).

In 2014, in support of purchasing the property from the TVDSB, an analysis of the parkland and open space was conducted for this portion of the Old East Neighbourhood (bounded by CPR tracks, Adelaide Street, Quebec Street and Dundas Street) to determine if municipal standards set out in the Parks and Recreation Master Plan, the Strengthening Neighbourhood Strategy and City guidelines were satisfied. Two factors were reviewed: distance to a neighbourhood park and the ratio of parkland to population.

Distance to Neighbourhood Park: current target = within 800m

Based on this criterion, the community does not meet the service standard. The existing neighbourhood does not currently have any parkland within the boundaries set as arterial/major roads for easy, safe access to basic neighbourhood level amenities. The closest parks to this neighbourhood include Boyle Park to the east (two blocks east of Quebec Street), Carling Heights Optimist Centre / McManus Park (north of the CPR tracks) and Queens Park (south of Dundas). While access to these parks and their amenities is possible for this neighbourhood at lit intersections and crosswalks, it is not suitable for unaccompanied children and does not meet the locational requirements for neighbourhood parkland in this residential neighbourhood.

Hectares of Parkland/Open Space

The Parks and Recreation Master Plan sets out targets for developing neighbourhoods to provide 3 hectares of parkland per 1,000 population. Parkland is further defined by the Master Plan to include neighbourhood parks, district parks and natural areas.

According to the 2006 Canada Census data, this neighbourhood has an approximate population of 3,310 people. If we apply the "developing neighbourhood" target of parkland plus open space to this situation, there should be approximately 9.9 hectares of parkland/open space available.

While this target is very hard to meet in older parts of the City where large undeveloped sites are not widespread, opportunities to acquire additional parkland in deficient areas should be pursued as per Official Plan and Parks & Recreation Master Plan policies. If the Municipality were to acquire the lands for parkland to serve this neighbourhood, the space to population ratio could increase to as much as 0.4 ha of parkland per 1,000 persons; still well below the municipal average for older and new neighbourhoods.

The following shows a comparison of some urban neighbourhoods, clearly demonstrating the dire need for parkland in the Old East Village:

Neighbourhood	Ha Parkland/ 1000 pop.	Population	# parks	Area of park and OS (ha)	# schools	Area of school (ha)
Old East	0	3,310	0	0	0	0
Old North	0.22	4,600	1	1.0	3	4.4
Old South	1.79	6,150	2	11.0	3	2.5

Staff are not aware of any other urban neighbourhood in the City that has no parkland and also has no public school which would be available for recreational uses. The Old East Village is unique in this degree of neighbourhood parkland deficiency.

With the closure of the Lorne Avenue Public School, this neighbourhood will have no available open space, public or private that could be utilized for recreational activities within the identified boundaries - there is no parkland in this neighbourhood. This is contrary to the Official Plan, the Parks and Recreation Master Plan and the Strengthening Neighbourhood Strategy.

Endorsed Process

The March 24, 2015 report to Corporate Services Committee (attached as Appendix “A”) outlined the process that was endorsed by Municipal Council on March 31, 2015 regarding engagement with the local community and to determine the process to solicit private sector interest and opportunities in retaining the school building.

Briefly, the endorsed process outlined two general scenarios to guide the disposition of the site.

Scenario “A” is the creation of a municipal park on a portion of the site and the sale of the existing school building to a purchaser who will retain the remainder of the site and all or a portion of the existing building for a use that is compatible with the neighbourhood determined through the Request for Proposals (RFP). Scenario “A” envisioned a symbiotic relationship between the existing school building, the community, and the municipal parkland.

In the event that the Scenario “A” RFP is unable to attract a successful purchaser, Scenario “B” envisioned the creation of a municipal park on a portion of the site, the demolition of the existing school building and a repurposing of the remainder of the site for a use that is compatible with the neighbourhood.

Community Engagement and Request for Proposals Results

On April 23, 2015, Planning Services and the Old East Village Community Association co-hosted a community information meeting to discuss the City’s purchase of the Lorne Avenue Public School property to create a neighbourhood park, to share the RFP process for finding a purchaser for the building (Scenario “A”), and to learn about the community’s vision for the site and parkland.

Feedback from the community information meeting was incorporated into RFP16-10 – Adaptive Re-use Opportunity: Lorne Avenue Public School Building that was released on February 12, 2016 for six weeks. Also, a community member was chosen by the community to sit on the RFP Evaluation Committee. The RFP closed on March 24, 2016.

It should be noted that the original RFP closing date was March 25, 2016. On February, 19, 2016 an Addendum to the RFP was released to formally change the closing date to March 24, 2016 as the original closing date coincided with Good Friday. The Addendum was released on the RFP’s Bidding webpage. The timing of the Addendum still allowed the RFP to be available to the public for five weeks subsequent to the amended deadline.

The RFP did not result in an eligible submission for review by the Evaluation Committee. One submission was received late. As per standard RFP protocol, the late submission was returned to the proponent unopened.

Expressions of Interest

Given that the RFP did not result in an eligible submission for the retention of the school building

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(Scenario “A”), the Municipal Council endorsed process indicates that the school should now be demolished (Scenario “B”). The site would be repurposed to include a municipal park on a portion of the site with the remainder of the site being sold for redevelopment with residential uses compatible with the neighbourhood. The sale of the remainder of the lands would contribute to cost recovery of the purchase and demolition of the school.

However, before preparation for Scenario “B” began, an expression of interest regarding a future use for the Lorne Avenue Public School building was received by William Komer, Executive Director, Campus Creative. A second confidential expression of interest was also received by staff since the RFP closed. Staff’s response to the expressions of interest is provided in the companion in-camera report.

Options

There are several options for Municipal Council to consider if they wish to move forward with the disposition of the Lorne Avenue Public School building on a severed reduced site:

1. Direct negotiation with a potential purchaser;
2. Competitive Tender;
3. Modified Tender through a Real Estate Broker;
4. List the building for sale by a Real Estate Broker; or
5. Continue on the previously endorsed process and demolish the building (Recommended).

Staff are recommending Option 5 to continue on the previously endorsed process to demolish the building, establish a park and development plan, sever the development parcel, and construct the new park.

Option 1 – Direct Negotiation

This option involves Realty Services conducting direct negotiations with a prospective purchaser(s) to arrive at an agreed upon purchase price and terms and conditions of sale. If an agreement is reached, Staff would report the results back to Municipal Council and recommend approval of the sale.

A direct negotiation approach is typically used when selling non-viable land to an adjacent property owner. There are no fees or associated costs for this option. Negotiations would be led by Staff.

Option 2 – Competitive Tender

This option requires Realty Services to suggest a market value for the land and call tenders for the sale of the school building and land. The notice of the tender call would be advertised by placing an advertisement in a local newspaper, posting a “For Sale” Sign on the school building, and posting a notice on the City’s website and through Biddingo.

The notice of tender would include a site plan that shows exactly how much of the land, including the building, is for sale, as well as other pre-determined terms and conditions acceptable to the City including:

- Reserve Price;
- Deposit;
- Site area included in sale;
- Due diligence period for purchaser;
- Obtain a Zoning By-law Amendment for the proposed use;
- Completion date;
- “AS IS” clause.

Any offers received would be referred to Realty Services for review and recommendation with other City staff. A report back to Council on the outcome of the tender and Staff recommendations on a sale of the building would be provided by Staff for Council’s decision.

This method of sale is through an open, transparent and competitive process. Staff would administer at a low cost. Advertising as broadly as possible is recommended.

Option 3 – Modified Tender

This option involves engaging a Real Estate Broker to market the building for sale through a Modified Tender Process (MTP).

In an MTP the asset is taken to the open marketplace without a price. A period of time is specified for marketing of the property and a deadline for submissions is set. A period of negotiations then ensues which may involve re-submissions from a short-list of candidate purchasers. The Modified Tender would be tailored similar to the previous RFP in that the bidders would identify which portion of the site is to be retained for parkland and which portion they wish to purchase or the City can prepare a site plan that shows the City's preferred parkland option and remove the parkland from the sale of the property.

The Modified Tender would contain conditions on the sale to ensure that the building is sold to a suitable user that is compatible with the surrounding neighbourhood. In all likelihood, the property will require a Zoning By-law Amendment. It is sensible to ensure the building is sold for a use that can be supported through the rezoning. There are Real Estate Fees paid to the Real Estate Broker based upon final sale price plus HST.

This method of sale is through an open, transparent, and competitive process. There are costs for advertising and the Real Estate Broker fees.

Option 4 – List Building for Sale with Realtor

This option involves engaging a Real Estate Broker to list the building for sale on the open market including the Multiple Listing Service (MLS). This advertising could be marketed locally, regionally and nationally. Broker fees are payable upon successful sale being completed.

As in the previous option of tender sale, the conditions of sale would be negotiated to the satisfaction of Municipal Council and would include "AS IS" condition of premises and a defined site area to be included in the sale property.

If Municipal Council decides to sell the building or any portion of the property, Council would need to declare those lands surplus through a public by-law.

The above four options preclude further public input on the use of the building and severed parcel for the park. There will be the public circulation of the Zoning By-law Amendment.

Option 5 – Demolish the Building (Scenario "B")

Given that the RFP did not result in an eligible submission for the retention of the school building (Scenario "A"), the Municipal Council endorsed process directs that the school should now be demolished (Scenario "B"). The site would be repurposed to include a municipal park on a portion of the site with the remainder of the site being sold for redevelopment with residential uses compatible with the neighbourhood. The sale of the remainder of the lands would contribute to cost recovery of the purchase and demolition of the school.

Preparing for Scenario "B" includes the following:

- Identifying a source of funding for a Stage 2 archaeological assessment. A Stage 1 Archaeological Assessment was completed for the Lorne Avenue Public School site which determined that the property demonstrates high potential for archaeological resources. Stage 2 Archaeological Assessment, which includes field work, is required. If significant archaeological resources are found, a Stage 3 Archaeological Assessment may be required. Civic Administration is finalizing estimates for the cost of the Stage 2 assessment. Some contingency funding is available in the capital project account depending on the cost of the Stage 2 assessment;
- Identifying a source of funding for demolition. The estimated cost for demolition, hazardous materials abatement, and site restoration is \$3 million. A portion of this cost may be offset through revenues generated by the sale of remnant lands not used for park. There is currently no approved funding available for this work although this fact was flagged in the Multi-Year Budget process;

- Providing security and minimal utilities to maintain the site and building in a safe condition until the start of demolition for up to six months (October 2016 to April 2017) at an estimate of \$50,000. A provision for holding costs was included in the 2017 Multi-Year Budget Update sufficient to fund this current estimate;
- Re-engaging with the local community to update them on the process and continue the discussion about the community’s vision for the site and parkland as a cleared site with the potential for residential infill.

It should be noted that:

- The tentative schedule for demolition to be completed is approximately 12 months after approval of Scenario “B”;
- The holding costs and the demolition costs may be affected by the timing and method of the required archaeological work. If the archaeological work continues past April 2017, the holding costs and demolition timelines will need to be adjusted accordingly;
- The Lorne Avenue Public School building is located within the Old East Village Heritage Conversation District and designated under Part V of the *Ontario Heritage Act*. There is a formal process for the demolition of buildings located on heritage designated properties including consultation with London Advisory Committee on Heritage, a public participation meeting at Planning and Environment Committee, and a final decision by Municipal Council. There is a maximum 90 day response time under the *Ontario Heritage Act* when a request to demolish has been received;

Should Council endorse this option, after the second round of community engagement is concluded, a conceptual plan for the site will be developed based on the community’s vision. At this point the Zoning By-law Amendment application can be refined to narrow the range of uses to those proposed in the conceptual plan and create a plan for the development of the park.

Additional Costs to Potentially Reuse the Building

Life Cycle Renewal Costs

The Lorne Avenue Public School building is a purpose built institutional facility constructed in 1970. It comprises approximately 80,000 square feet of structure in three levels. According to information provided from the Thames Valley District School Board, the estimated costs for life cycle renewal of the building are in the order of \$13 million. Although the renewal items would be prioritized over a period of years, there is an expectation that significant capital will be required to maintain the building and reduce its depreciation in order to preserve the economic life of the asset.

Development Charges

Development Charges for the conversion of the building from an institutional use to a commercial use is applicable to both expressions of interest and are estimated at approximately \$820,222 (net of DC-By-law credits, calculated using the 2017 DC rates based on a total gross floor area of 7,298 sq. m.). It should be noted that no opportunity exists to “waive” Development Charges for any proposed redevelopment of the site. If the building is demolished, a DC credit estimated at approximately \$1.059 million is available within 10 years of submission of building permit applications for new development.

CONCLUSION

The Lorne Avenue Public School property was acquired by the City of London to meet a critical need for parkland in the Old East Village neighbourhood.

A Request for Proposals was released in February 2016 to gauge the private sector interest and seek proposals for retaining all or a portion of the school building. No eligible proposals were

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submitted that could be reviewed by the Evaluation Committee.

As no eligible RFP submissions were submitted and consistent with the previously endorsed process, staff's recommendation is to move forward with demolishing the building, establishing a park and development plan, severing the development parcel, and constructing the new park.

An in-camera companion report to Corporate Services Committee addresses an express of interest from Campus Creative and a confidential expression of interest.

Acknowledgments

This report was prepared with input from Bill Warner, Realty Services, Tim Wellhauser and Allan Taylor, Facilities, Alan Dunbar, Financial Planning and Policy, Paul Yeoman, Finance Administration, and Peter Kokkoros, Buildings Division.

PREPARED BY:	
GRAHAM BAILEY, MCIP, RPP PLANNER II, URBAN REGENERATION	
SUBMITTED BY:	REVIEWED & CONCURRED BY:
MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING	JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER
REVIEWED & CONCURRED BY:	REVIEWED & CONCURRED BY:
BILL WARNER, AACI, P.App MANAGER OF REALTY SERVICES	MARTIN HAYWARD, CPA, CGA MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
RECOMMENDED BY:	
ART ZUIDEMA CITY MANAGER	

February 10, 2017

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Attach: Appendix "A" – Lorne Avenue Public School Update report – Corporate Services Committee – March 24, 2015

Appendix "A"

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	LORNE AVENUE PUBLIC SCHOOL UPDATE MEETING ON TUESDAY MARCH 24, 2015

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, the following report **BE RECEIVED** for information and **ENDORSED** by Municipal Council as the proposed process for satisfying the terms and conditions of the Agreement of Purchase and Sale related to zoning for the Lorne Avenue Public School property.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Three in-camera reports to Corporate Services Committee dated February 4, 2014, March 18, 2014 and August 26, 2014, respectively.

DISCUSSION

Background

On July 2, 2014, the Thames Valley District School Board (TVDSB) notified the City of London through Realty Services that the Lorne Avenue Public School has been declared surplus to the Board's needs and will be offered for sale to public bodies. A portion of this site was previously declared surplus by the Thames Valley District School Board and a Property Inquiry Liaison Report was circulated for comment.

The City of London, as a public body, was eligible to submit an offer to purchase the property at fair market value from the TVDSB.

The City had until September 29, 2014 to act in the context of contemplating and/or putting forth an Offer of Purchase.

Municipal Council, at its session held on September 2, 2014 resolved that the following actions be taken with respect to the acquisition of the Lorne Avenue Public School property located at 723 Lorne Avenue:

- b) *the Civic Administration BE DIRECTED to submit the proposed Offer to Purchase to the Thames Valley District School Board to acquire the subject property at a purchase price of \$550,000, as contained in the staff report dated September 2, 2014, subject to:*
 - iii) *the City having 120 days from the date of the Vendor's acceptance of the Agreement to satisfy itself in its sole and absolute discretion as to the soil and environmental condition of the property;*
 - iv) *the Purchaser successfully rezoning the subject property to an Open Space OS Variation and/or Residential Variation and successfully obtaining an amendment to the Official Plan, if necessary, within 240 days of the Vendor's acceptance of the Agreement; and*

- b) *the financing for this acquisition BE APPROVED as \$250,000 from the Parklands Reserve Fund and \$350,000 from the Miscellaneous Property Acquisition Reserve Fund. (C1/21/CSC) (3/17/CW)*

Reprinted report from March 24, 2015 CSC agenda

Appendix "A"

On October 15, 2014 the City entered into an Agreement of Purchase and Sale with the TVDSB to acquire the Lorne Avenue Public School property located at 723 Lorne Avenue, subject to several conditions.

The Agreement of Purchase and Sale contains a condition related to the rezoning of the property that needs to be addressed before the Agreement can be finalized. A condition of the completion of the sale is the City as purchaser rezone to an Open Space (OS) variation and/or Residential variation within 240 days of the acceptance of the offer.

Reasons for the Acquisition

With the closure of Lorne Avenue Public School, the Old East Village neighbourhood (defined as the area between Dundas Street, the CN Tracks, Adelaide Street and Quebec Street) will have no available open space, public or private that could be used for recreational activities. In other words, there is no parkland in this neighbourhood. This is contrary to the Official Plan, the Parks and Recreation Master Plan and the Strengthening Neighbourhood Strategy.

Council has directed a significant amount of investment in revitalizing this neighbourhood and the loss of the elementary school may have a negative impact on realizing this goal. The acquisition of the site for neighbourhood parkland and recreational space contributes to the City's ongoing neighbourhood revitalization efforts and hopefully lessens the impact of losing the school by replacing one community focal point (school) with another (park).

The City wants to explore all options for the site including the sale and full or partial retention of the school building by a purchaser for a use that is suitable in the neighbourhood or a possible combination of residential development and parkland. The final size and location of the park will be determined through community engagement and the outcome of the Request for Proposals (RFP) process.

Terms and Conditions of Sale Relating to Zoning and the RFP Process

In order to satisfy one of the conditions of the Agreement of Purchase and Sale, the City has initiated a Zoning Amendment application proposing a broad range of possible uses. However, it is intended that this range of uses will be further refined following the RFP process and community engagement process. Presently, it is premature to know if the building will be retained or demolished in whole or in part, the size, configuration and location of the parkland and if the building is retained, its future use is unknown. Community engagement is essential to learn about the community's vision and desired park amenities to help ensure that the park is a success.

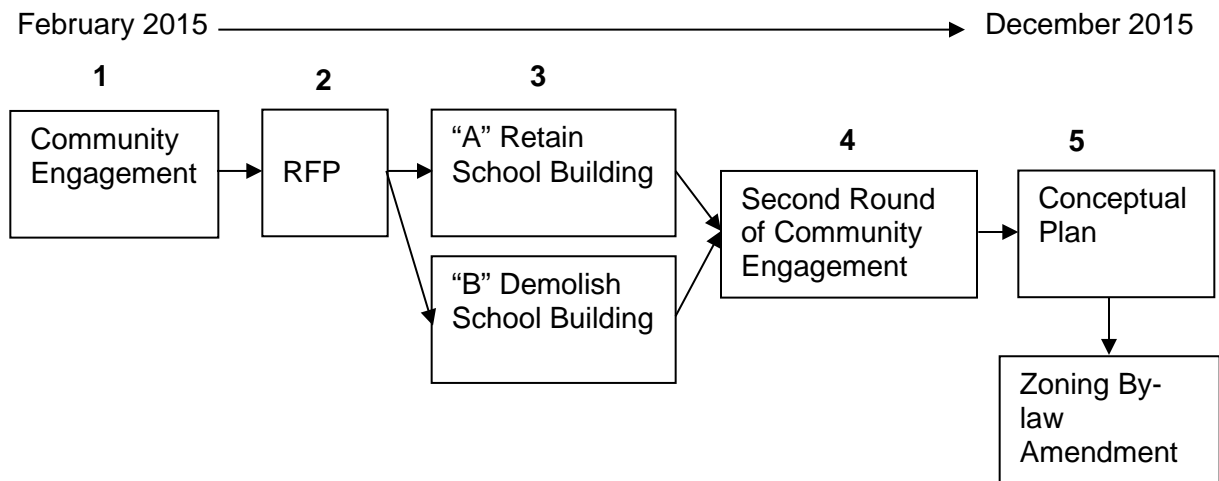
One of the conditions of the completion of the sale is that the City, as the purchaser, is responsible to rezone to an Open Space (OS) variation and/or a Residential variation within 240 days of the acceptance of the offer. This condition must be fulfilled by June 15th, 2015.

The completion date of the Agreement of Purchase and Sale is September 15, 2015. Discussions are currently ongoing between the City and the TVDSB to extend this completion date.

Proposed Process

The following process is proposed to engage the local community to understand their vision for the site and the parkland and to issue an RFP to understand the private sector interest and opportunities in retaining the school building (in whole or in part) prior to finalizing the Zoning By-law Amendment application:

Appendix "A"



Two general scenarios will guide the process forward. Scenario "A" is the creation of a municipal park on a portion of the site and the sale of the existing school building to a purchaser who will retain the remainder of the site and all or a portion of the existing building for their use. Scenario "B" is the creation of a municipal park on a portion of the site and if a suitable purchaser cannot be found, the demolition of the school building. The demolition of the school building may introduce an opportunity to provide residential infill housing on the site.

City staff met in January and February 2015 to discuss the process to establish the community engagement schedule and the potential mechanisms to find a suitable purchaser.

Scenario A

1. In April 2015, the City will meet with the local community to share information on the history of the site, discuss the RFP process, identify potential locations for the parkland assuming the sale and retention of the school building and ask the community to identify their high level goals, objectives and vision for the parkland.
2. An RFP including a Request for Qualifications will be released to determine if any private sector interest exists in purchasing the building from the City in order to retain the building for a use suitable in the neighbourhood. The RFP is anticipated to be issued in early May 2015 with a six-week window for proposals to be submitted.
3. Under Scenario "A", the RFP generates proposals for retaining all or a portion of the school building. An evaluation of the proposals is required. The evaluation is anticipated to take from early July 2015 until early August 2015.
4. A second round of community engagement will begin in early September after the evaluation period is finished and a report to Council for direction to proceed is approved. The second round of community engagement will allow staff to share the results of the RFP process and continue the discussion with the community on how the parkland will be designed to meet their goals, objectives, and vision.
5. After the second round of community engagement is complete, the Conceptual Plan for the site will be established. At this point the Zoning By-law Amendment application is refined to narrow the range of uses to those proposed in the Conceptual Plan. The rezoning is expected to take up to four months to finalize. If proposals are received to retain all or a portion of the school building, the entire RFP and rezoning process is anticipated to be completed by December 2015.

Scenario B

1. The community engagement process under Scenario "B" will begin after the initial discussion on Scenario "A" in April 2015 and the results of the RFP are released.
2. Under Scenario "B", the completed RFP process did not result in any proposals for retaining the school building or the evaluation of the proposals shows that the proposed uses would be unsuitable for the school building and neighbourhood.

Reprinted report from March 24, 2015 CSC agenda

Appendix “A”

3. If the RFP does not generate any successful proposals, the City will initiate a second round of community engagement in July 2015. The second round of community engagement will continue the discussion with the community on how the parkland will be designed to meet their goals, objectives, and vision if the school building is to be demolished.
4. After the second round of community engagement is finished, the Conceptual Plan for the site will be established. At this point the Zoning By-law Amendment application is refined to narrow the range of uses to those proposed in the Conceptual Plan. The rezoning is expected to take up to four months to finalize. If no proposals are received, the entire RFP and rezoning process is anticipated to be completed by December 2015.

CONCLUSION

The Lorne Avenue Public School property was acquired by the City of London to meet a critical need for parkland in the Old East Village neighbourhood.

Prior to finalizing the Zoning By-law Amendment application, extensive community engagement and issuing the RFP is required. The community engagement meetings will provide an opportunity for the neighbourhood to share their goals, objectives and vision for the site and parkland. The RFP will gauge the private sector interest and proposals for retaining all or a portion of the school building. The outcome of the RFP will determine if the school building will be retained in whole or in part or demolished. The preferred location and configuration of the parkland may change depending on whether the school building is retained or demolished.

It is anticipated that the process will conclude by the end of 2015.

Acknowledgments

This report was prepared with input from Bill Warner, Realty Services, Mark Henderson, Development and Compliance Services, Andrew Macpherson, Environmental and Parks Planning and Alan Dunbar, Financial Planning and Policy.

PREPARED BY:	SUBMITTED BY:
- Original Signed -	- Original Signed -
GRAHAM BAILEY, MCIP, RPP PLANNER II, URBAN REGENERATION	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
- Original Signed -	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

February 27, 2015
GB/GB