

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

From: Anna Lisa Barbon, Deputy City Manager, Finance Supports

Subject: Declare Surplus - City Owned Property - 39 Redwood Lane

Date: October 23, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to City owned vacant property located at 39 Redwood Lane, legally described as Lot 96-1, Plan 33-M200, in the City of London, the following actions be taken:

- a) the subject property **BE DECLARED SURPLUS**; and
- b) the subject property (“Surplus Lands”) **BE TRANSFERRED** to the abutting property owner, in accordance with the City’s Sale and Other Disposition of Land Policy.

Executive Summary

This report recommends declaring the City owned land at 39 Redwood Lane as surplus and disposing of it in accordance with the City's Sale and Other Disposition of Land Policy.

The subject property was originally designated as a holding block for future access to external lands at 1458 Huron Street therefore eliminating the need for direct access to Huron Street and enhancing transportation safety. The City acquired this property at no cost from the developer with no reversion clause specifically for this access purpose. A condition of the subdivision agreement dating back to 1988 mandated the City to maintain 39 Redwood Lane for future access, a condition that is now being realized as the proposed site plan disallows access from Huron Street. This surplus declaration ensures that the property serves its intended purpose of preserving historical agreements and relieves the City of future liabilities and maintenance responsibilities.

Linkage to the Corporate Strategic Plan

Municipal Council’s 2023-2027 Strategic Plan identifies “Well-Run City” and “Housing and Homelessness” as strategic areas of focus.

Well-Run City: The surplus declaration reflects the City's efficient and responsible management of its assets. The decision to declare surplus land indicates a proactive approach to resource optimization, demonstrating the City's commitment to being a well-run and fiscally responsible municipality.

Housing and Homelessness:

1.1 Increased access to a range of quality, affordable, and supportive housing options that meet the unique needs of Londoners.

3.1: London’s growth and development is well planned and considers use, intensity, and form.

By recommending the conveyance of the surplus property at 39 Redwood Lane to a developer for the construction of 24 townhouse units, the City is actively contributing to the goal of providing more housing.

The Transportation and Planning Departments set forth the acquisition of the subject property as a prerequisite for the development application at their meeting on August 17, 2023.

The land will be disposed of in accordance with the City's Sale and Other Disposition of Land Policy.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None

1.2 Summary

The subject property is vacant land located at 39 Redwood Lane, legally described as Lot 96-1, Plan 33M200. The subject property is rectangular in shape with a total of approximately 0.09 acres in size. The land is currently zoned as R1-4.

The subject property was originally designated as a holding block for future access to external lands (1458 Huron Street), eliminating the need for direct access to Huron Street, thereby enhancing transportation safety. The City acquired this property at no cost from the developer, with no reversion clause, specifically for this access purpose.

The City has received a development application for 1458 Huron Street whereby the disposal of the land would be inevitable for the development project. The transfer of the lands will create a private access road to the future development site to the south and will also serve to provide servicing connections to be made off of Redwood Lane.

The land will be transferred to the abutting owner at a nominal consideration in accordance with the City's Sale of Other Disposition of Land Policy.

2.0 Discussion

The key impetus behind this recommendation is the necessity to fulfill the original purpose of the 39 Redwood Lane property, primarily its use as an access point.

The Transportation and Planning Departments set forth the acquisition of the mentioned property as a prerequisite for the development application during their meeting on August 17, 2023.

The discussions centers around the proposed disposal of the 39 Redwood Lane property, which was originally designated as a holding block for future access to 1458 Huron Street. The primary issue at hand is the need to ensure that this property fulfills its intended function and purpose effectively, particularly as a crucial access point.

It is recommended the conveyance of the property be carried out at nominal consideration. This decision aligns with historical practices, equitable principles and the absence of acquisition costs incurred by the City. Moreover, it respects a 1988 subdivision agreement, which mandated the property's maintenance for future access, now realized due to the site plan's restrictions on Huron Street access.

3.0 Benefits to the City

The proposed surplus declaration and conveyance of the 39 Redwood Lane property carry several significant advantages for the City of London. Firstly, this action aligns with our commitment to enhancing transportation safety. By retaining the property for future access to 1458 Huron Street, we contribute to the overarching goal of safer traffic management, a principle supported by Transportation Engineering.

Moreover, this course of action honors a historical agreement dating back to 1988. By maintaining the property for future access, we demonstrate our commitment to fulfilling past obligations.

The absence of acquisition costs incurred by the City justifies a nominal consideration approach, mirroring past practices of transferring similar properties with a similar set of circumstances at nominal value.

The surplus and sale of the subject property is supported by Transportation and Planning and Development.

In conclusion, the surplus declaration and conveyance of the 39 Redwood Lane property at nominal consideration offer a range of substantial benefits to the City, spanning from improved transportation safety to responsible land management, compliance with historical agreements, and equitable treatment—all while reducing future liabilities and securing the support of key stakeholders.

4.0 Financial Impact

The proposed surplus declaration and conveyance of the 39 Redwood Lane property at nominal consideration adhere to a fiscally responsible approach for the City. By transferring future maintenance and liabilities via a transfer of the subject property, the City reduces long-term financial obligations. The decision also aligns with responsible land management practices and enjoys the support of key stakeholders, enhancing overall fiscal responsibility and efficiency.

Conclusion

It is therefore recommended that the subject property be declared surplus, allowing the City to proceed with a future transfer of the subject lands. This decision not only aligns with transportation safety principles and historical agreements but also demonstrates reducing future maintenance obligations.

A Location Map of the subject property is shown as Appendix A.

The Development Application Site Plan is shown as Appendix B.

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Submitted by: Bill Warner, Director, Realty Services

Recommended by: Anna Lisa Barbon, Deputy City Manager, Finance Supports

cc: Gary Irwin, Division Manager and Chief Surveyor, Geomatics
Sachit Tataavarti, Solicitor

October 4, 2023

Appendix A - Location Map – Area to be Declared Surplus



