

## 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  
Part of 20 Granville Street

**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 a portion of City owned property municipally known as 20 Granville Street, being Part of Lot 2, West of Wharncliffe Road, Crown Plan 30, City of London, as shown in Appendix “B” and to be further described in a reference plan to be deposited (the “Subject Property”), the following actions be taken:

- a) the Subject Property **BE DECLARED SURPLUS**; and,
- b) the Subject Property **BE OFFERED** for sale in accordance with the City’s Sale and Other Disposition of Land Policy.

## Executive Summary

The City of London is considering a land exchange with the London Christian Academy School for the purposes of completing the future Parks pathway connection to Charles Street and for securing the necessary easement rights required for the Cavendish Phase III Sewer Project. This report recommends that part of 20 Granville Street be declared surplus and sold in accordance with the City’s Sale and Other Disposition of Land Policy.

## Linkage to the Corporate Strategic Plan

Municipal Council’s 2023-2027 Strategic Plan identifies “Wellbeing and Safety” is achieved through investing in publicly-owned facilities, parks, open spaces, and natural amenities that provide cultural, social, and recreational opportunities, programming and engagement and the strategic focus of “Climate Action and Sustainable Growth” as a strategic area of focus with an outcome of infrastructure and systems being built, maintained, and operated to meet the long-term needs of the community.

The recommendation in this report will support the aforementioned strategic area by declaring part of 20 Granville Street (located on the edge of West Lions Park) as surplus in exchange for land rights being acquired for a future public pathway connection from Charles Street to West Lions Park as well as benefiting the Cavendish Phase III Sewer Replacement Project by securing additional easement rights for new infrastructure.

# Analysis

## 1.0 Background Information

### 1.1 Previous Reports Related to this Matter

Civic Works Committee – June 2, 2015 – Appointment of Consulting Engineers, Infrastructure Renewal Program 2016-2017

Civic Works Committee – June 8, 2016 – Appointment of Consulting Engineers, Infrastructure Renewal Program 2017-2018

Civic Works Committee – April 17, 2018 – 2018 Infrastructure Renewal Program Consultant Construction Supervision Awards Cavendish Crescent and Avalon Street Projects

Civic Works Committee – February 20, 2019 – Contract Award: Tender No. RFT 19-13 2019 Infrastructure Renewal Program Cavendish Crescent and Mount Pleasant Avenue Phase 2 Reconstruction Project

## 2.0 Discussion and Considerations

### 2.1 Parks Requirement

The current situation in West Lions Park requires park users living south of the park to walk through the London Christian Academy's driveway and parking lot to access the various amenities situated in this District-level park (sports fields, basketball courts, playground, spray pad, skateboard park, community garden, etc.) as well as the Kinsmen Recreational Centre.

Over several years, high level discussions have taken place between Parks and Forestry and the London Christian Academy (the "School") on a potential land exchange to benefit both parties. For the City, it would secure a much-required public pathway connection through the School and in return, a small portion of City land would be exchanged to replace and expand some parking that the School was looking to do.

The land exchange contemplated herein would allow for the creation of a direct access route from Charles Street into West Lions Park. This will be safer and more functional for both cyclists and pedestrians using the park, as well as for drivers using the school parking lot. The pathway lands area is shown in green on the attached Appendix B. Also included is the preliminary design concept attached as Appendix C.

In most recent consultation with Parks and Forestry, the lands being declared surplus do not preclude the remaining use of the park and amenities. Furthermore, the pathway re-alignment would occur should the land exchange move forward.

### 2.2 Cavendish Infrastructure Project Background

The Cavendish area sanitary and stormwater sewer system has been under construction for the past several years.

Phase 1 was completed in 2018 and Phase 2 was completed in 2019. Phase 3 is currently slated for construction in the next 1 to 3 years pending funding availability and securing the final property rights required for the project. The project limits map for Cavendish Phase III is provided in Appendix "A" attached with this report.

The overall Phase 3 project will consist of a watermain replacement, storm sewer replacement, sanitary sewer replacement and road replacement. The open storm channel that runs along the west limit of West Lions Park will also require rehabilitation.

As part of the project needs, the preferred alternative was securing additional easement rights to run new underground sewer lines through the School property which is shown in red in the attached Appendix “B”.

### 2.3 Property Descriptions

The subject property being declared surplus is approximately 0.18 acres or (732 square metres) and shown in purple in Appendix B. The subject property is located near the edge of the City property. As noted above, the lands being declared surplus would be utilized by the school to create parking to add some additional spaces and replace some existing spaces which will be lost due the new public pathway connection.

As part of the subject property being declared surplus, the City will enter into real estate agreements, at nominal consideration (i.e. \$5.00 dollars) to allow for the acquisition of lands from the School for (a) fee simple lands to be acquired by the City for the future public pathway connection and (b) new easement rights for new infrastructure going in which is the preferred alternative for the project.

The area required for the pathway connection is approximately 0.12 acres (or 516 square metres) and the easement area over the School is approximately 0.09 acres (or 396 square metres). All areas are subject to a new survey. In addition, the School will require a small easement, between the School property and the subject property, to connect a sanitary line which needs to be re-routed as part of the renewal project.

In review with City Legal Services, a nominal land exchange is permitted under the Sale and Other Disposition of Land Policy and with disposition of lands through direct negotiation with the abutting property owner. Furthermore, an internal review of the lands has been completed by a Realty Services accredited AACI appraiser and the land exchange considered herein is supported from a market value perspective.

The Subject Property’s further characteristics are described below:

Address:	Part of 20 Granville
Zoning:	Community Facility Zone 1 and Community Facility Zone (CF1 and CF2)
Topography:	Generally Flat
Improvements:	Existing Pathway (to be re-routed) as a new public pathway connection.
Subject Property Size:	0.18 acres (732 square metres) – subject to final survey

### 2.4 Property Inquiry Liaison Circulation

A Property Liaison Circulation Report (PILR) was administered internally and to agencies included in the circulation. No objections were received in the disposition of the subject property. The Upper Thames River Conservation Authority (UTRCA) did highlight that a Section 28 permit may be required. The City is currently undergoing all necessary environmental reports and ecological restoration plans as part of the Cavendish Phase III Project for the open channel work and general area. Overall, a net benefit of trees and restoration work will be implemented subject to final UTRCA permit issuance.

### 3.0 Benefits to the City

There are several benefits to consider declaring the subject property as surplus. First, it will allow for the creation of a public pathway connection between Charles Street and West Lions Park, something that has been contemplated for several years. Secondly, the School will provide additional easement rights for the Cavendish Phase III project which is the preferred alternative and at no cost to the City. Thirdly, there is opportunity

in the future to secure a joint-use agreement with the School for car parking for programs running in West Lions Park. Lastly, as noted, there is no acquisition costs for either requirement by Environment & Infrastructure.

#### **4.0 Financial Impact**

There are no significant cost implications to the City to declare the subject property as surplus. The cost of the Reference Plan would be the responsibility of the City.

In review with Finance Supports, funding for the Reference Plan and any incidental charges are available through the Environment and Infrastructure Division current operating budget.

### **Conclusion**

The Civic Administration is recommending to Municipal Council to declare the Subject Property as surplus and be sold in accordance with the City's Sale and Other Disposition of Land Policy in exchange for land rights being acquired for a future public pathway connection.

A project map of the Cavendish Phase III project is shown in Appendix A.

A Location Map and Aerial showing the subject property is shown in Appendix B.

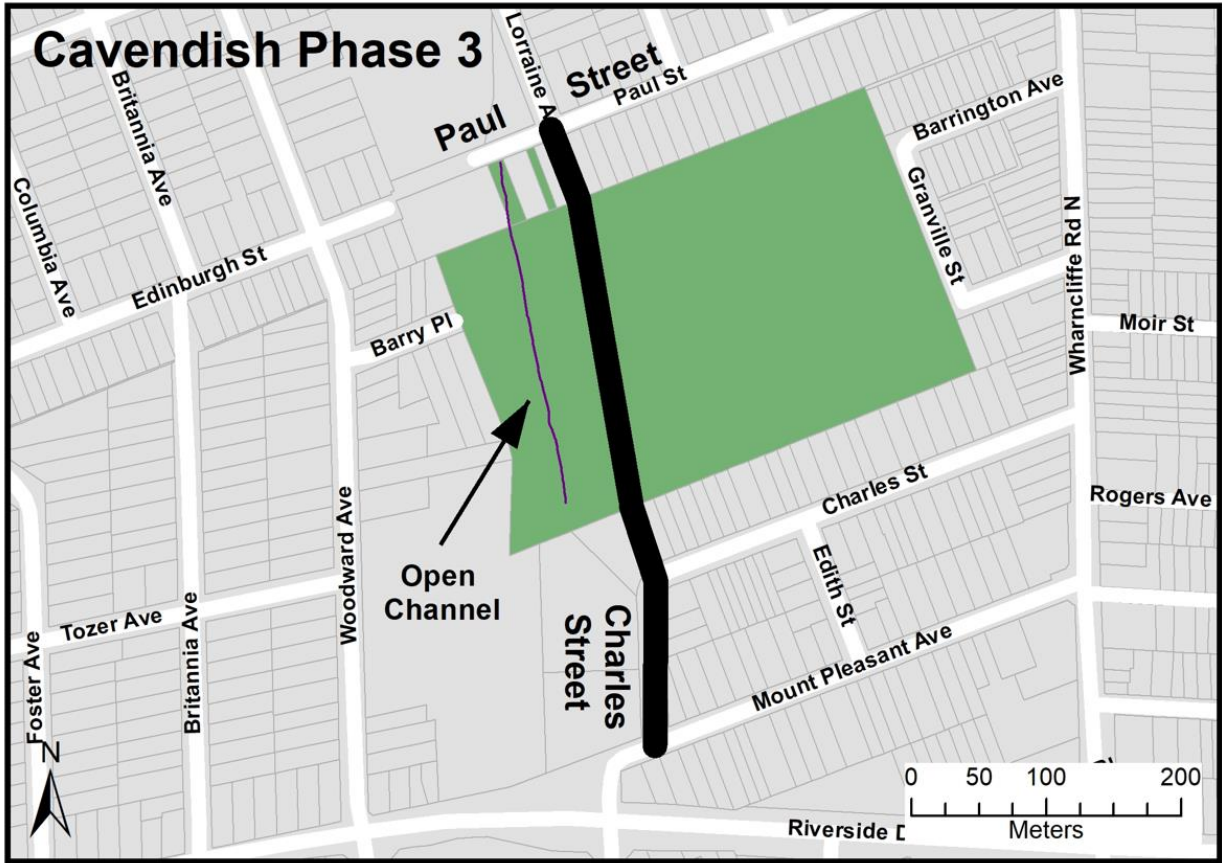
A Preliminary Design Concept of proposed public pathway connection shown in Appendix C.

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**Submitted by:** Bill Warner, AACI, Papp, Director of Realty Services  
**Recommended by:** Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

cc: Gary Irwin, Division Manager and Chief Surveyor, Geomatics  
Sachit Tatavarti, Solicitor  
Paul Yeoman, Director Parks & Forestry  
Stephanie Wilson, Manager, Parks Long Range Planning & Design  
Kyle Chambers, Division Manager, Sewer Engineering

October 12, 2023

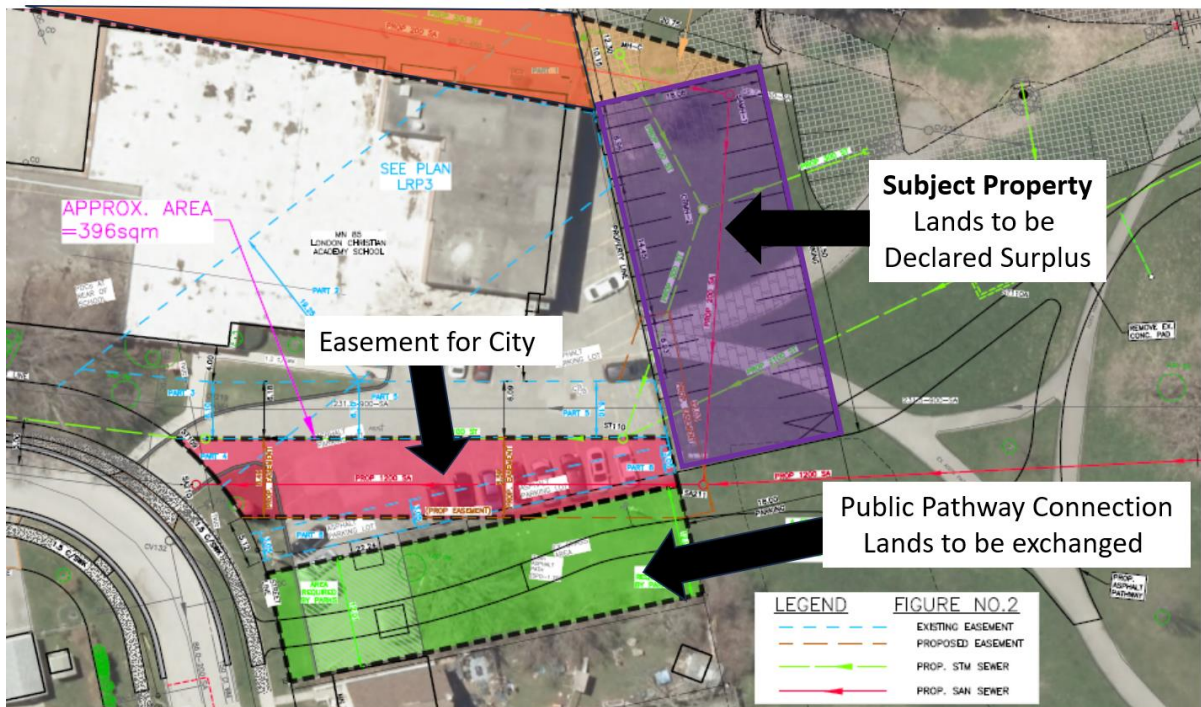
**Appendix A – Map of Cavendish Phase III Project**



# Appendix B – Location Map and Aerial of Subject Property

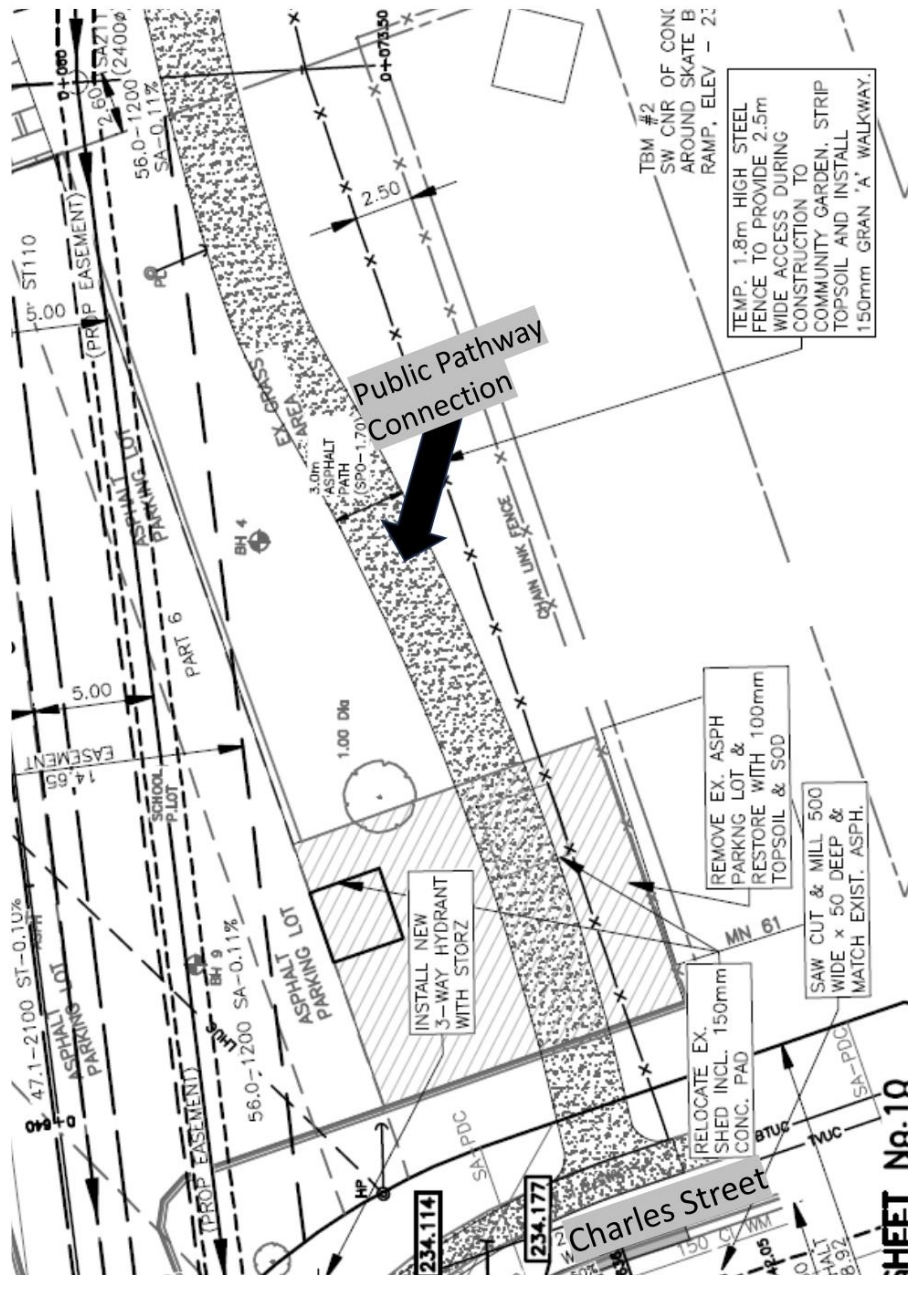


Location Map  
(For Illustration Purposes and Not to Scale)



Subject Property Shown (subject to Final Survey)

# Appendix B – Preliminary Pathway Design Concept



SHEET No. 10