

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

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

Subject: Demolition of City Owned Property Buildings
3243 Manning Drive

Date: December 4, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the City owned property at 3243 Manning Drive, the following actions **BE TAKEN**:

- a) the improvements associated with the subject City owned property **BE RECOMMENDED** for demolition; and
- b) the Civic Administration **BE DIRECTED** to take all necessary steps to demolish the buildings, including completing a request for quotation for work to be completed, obtaining a demolition permit and any other activities to facilitate demolition of the improvements on the sites detailed in the report.

It being noted that existing capital accounts and operating accounts will be drawn upon as a source of financing to carry out the subject demolitions.

Executive Summary

The purpose of this report is to seek approval to demolish all buildings at the City owned property located at 3243 Manning Drive.

The barn, silos and the residential building are at the end of their economic life and will require significant investment for their continued short-term viability. There are interim security concerns and the investment of capital into these buildings is not considered economically prudent.

The removal of these buildings will allow for other potential interim uses until a final disposition of the lands is determined. Interim uses include agricultural uses such as farming of crops, or other identified municipal needs.

Linkage to the Corporate Strategic Plan

The following report supports the Strategic Plan for a Well Run City. The City of London has effective facilities and infrastructure management. Build, maintain, and operate facility assets to provide expected levels of service and optimize reliability and functionality.

The subject property and improvements have been licensed for many years and the assets are at or near the useful economic life and therefore utilizing the current improvements in an ongoing license arrangement is no longer recommended.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None

2.0 Discussion and Considerations

2.1 Background

The subject property and associated improvements were acquired as part of the City of London's W12A Landfill Site Community Enhancement and Mitigative Measures program in August 11, 2011.

2.2 Property Description

The subject property that maintains improvements is a portion of the overall vacant land parent parcel currently leased for agricultural uses that include crops.

Parent Parcel

Legal Description – Con 7 N PT Lots 16, 17
129.42 acres
OP – Farmland, ER
Zoning - AG-2, h18, h89, ER

Subject Property

Legal Description – Con 7 N PT Lots 16, 17
Approximately 23.8 acres
OP – Farmland, ER
Zoning - AG-2, h18, h89, ER

The subject property and associated improvements fronts onto Manning Drive and has been used under licence for agricultural purposes, more specifically the raising of livestock. The current licence expired at the end of October 2023. The Licensee expressed their desire to terminate the agreement in part due to the condition and remaining utility of the improvements.

The subject property includes a vacant residential house, a large open air wooden barn with steel siding and two inoperable small silos. Portions of the site are also fenced as pasture lands with associated ancillary items such as gates and stalls.

The ongoing licencing arrangement kept the property secure from vandalism. Now that the subject property is vacant, the risk associated with trespass has increased. Realty Services will work with Corporate Security on an interim monitoring solution until such time as the improvements can be demolished. Civic Administration are recommending that all structures on the site be demolished to reduce risk and liabilities for the City, as well as allow the opportunity for other potential interim uses.

A Location Map is shown as Appendix A.

Photos of the existing improvements to be demolished are shown as Appendix B.

3.0 Financial Impact/Considerations

Demolition will be facilitated through a public tender process with the support of the procurement team and will be funded from within existing Council approved budgets.

Conclusion

The demolition of the buildings located at the City owned property at 3243 Manning Drive will be funded from an existing operating / capital account.

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Submitted by: Bill Warner, AACI, Papp., Director, Realty Services

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

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November 14, 2023

Appendix A - Location Map

3243 Manning Drive



Parent Parcel



Appendix B - Photos of Existing Improvements to be Demolished

House on Property:



Barn on Property:



Silo and Storage on Property:

