

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE</b>
	<b>MEETING ON JANUARY 7, 2014</b>
<b>FROM:</b>	<b>MARTIN HAYWARD MANAGING DIRECTOR OF CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>
<b>SUBJECT:</b>	<b>DECLARE SURPLUS CITY OWNED PROPERTY- 2532 MAIN STREET FORMER LONDON POLICE SERVICE SUBSTATION IN LAMBETH</b>

**RECOMMENDATION**

That, on the recommendation of the Managing Director of Corporate Services and City Treasurer, Chief Financial Officer, with the advice of the Manager of Realty Services, with respect to the City owned property at 2532 Main Street, legally described as Part Lots 1 and 2, Plan 443, south of Main Street east of Colonel Talbot Road, as shown on Schedule "A" attached, the following actions be taken:

- a) the subject property **BE DECLARED SURPLUS**; and
- b) the subject property **BE DISPOSED OF** in compliance with the Sale and Other Disposition of Land Policy.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

None.

**BACKGROUND**

Site Description

The subject property is a commercial site with 28 feet of frontage on the south side of Main Street and a depth of about 82 feet. Total site area is approximately 2,178 square feet. The property is improved with a one story, 1,095 square foot office building. The site maintains two parking spaces located at the front of the building.

Official Plan – Main Street Commercial Corridor  
Zoning – NF – Neighbourhood Facility

Current Status of Site

The property was formerly utilized by the London Police Service as a substation. In recent years it has been under utilized and is in need of repair. The London Police Service has determined there is no longer any operational value in maintaining the facility. It has therefore been removed from service and recommended for disposition. The London Police Service has since withdrawn from the facility and it is currently vacant.

An internal liaison process was completed and no municipal need was identified.

Recommended method of sale is to tender the property for sale.

An internal appraisal of the property has been undertaken in order to set a reserve price for the tender.

**Conclusion**

The former substation is no longer in service and there is no further municipal need for the property. The land therefore should be declared surplus to the needs of the City and marketed for sale on the open market.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>RON GASPARETTO PROPERTY CO-ORDINATOR &amp; NEGOTIATOR</b>	<b>BILL WARNER MANAGER OF REALTY SERVICES</b>
<b>RECOMMENDED BY:</b>	
<b>MARTIN HAYWARD MANAGING DIRECTOR OF CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>	

December 12, 2013  
Attach.

File No. P-1883 (1)

cc: Harvey Filger, Director of Corporate Investments & Partnership  
Gary Irwin, Chief Surveyor  
David G. Munteer, Solicitor II

**Schedule "A" – Location Map**

