

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON MARCH 4, 2014
FROM:	MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	DECLARE SURPLUS AND OFFER FOR SALE FIVE METRE STRIP OF CITY OWNED LAND ABUTTING 6 EMPRESS AVENUE

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to a five metre strip of City owned land abutting 6 Empress Avenue, further described as Part of Part Lots 39, 40 Plan 58(W), containing an area of approximately 1,485 square feet (138 square meters), the following actions be taken:

- a) the subject property **BE DECLARED SURPLUS**; and,
- b) the subject property **BE OFFERED** for sale to the abutting property owner at 6 Empress Avenue, at fair market value, in accordance with the City's Sale and Other Disposition of Land Policy.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

BACKGROUND

Address:	None assigned
Ward:	13
Site Area:	1,485 square feet
Official Plan:	Low Density Residential
Zoning:	R2-2
PIN:	Part of PIN 082540156
Legal Description:	Part of Part Lots 39, 40 Plan 58(W) as in W11377, W1248, W1886, W11325, W11363, ED39387, W25433; "Description in W11377, LX1248, LY1886, W11325, W11363, ED39387, W25433 may not be acceptable in future", in the City of London

The property municipally known as 6 Empress Avenue is improved with a residential home. A Licence Agreement has been in place between the property owner and the City for the use of the City owned land abutting 6 Empress Avenue for more than thirty years for the purpose of a driveway and side yard.

The owner of 6 Empress Avenue has recently asked if the City would consider selling a five metre strip of land, which would alleviate the City from all maintenance costs and liability associated with the upkeep of the land.

An internal liaison process has concluded that no Civic need exists for the subject five metre portion of the property. As a result it is no longer necessary to retain the City owned strip of land abutting 6 Empress Avenue.

This disposition is subject to the completion of a reference plan. Legal expenses for the conveyance are to be at the expense of the purchaser.

Conclusion

The property is surplus to the needs of the City and should therefore be declared surplus and subsequently sold to the abutting property owner at fair market value in keeping with the City's Sale and Other Disposition of Land Policy.

A location map is attached as Schedule "A", part of the Reference Plan attached as Schedule "B" and an aerial site photograph of the property is attached as Schedule "C" for the Committee's information.

PREPARED BY:	SUBMITTED BY:
CAMERON BAZILLI PROPERTY APPRAISER & NEGOTIATOR	BILL WARNER MANAGER OF REALTY SERVICES
RECOMMENDED BY:	
MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER	

February 18, 2014
Attach.

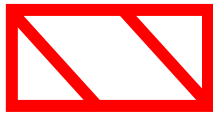
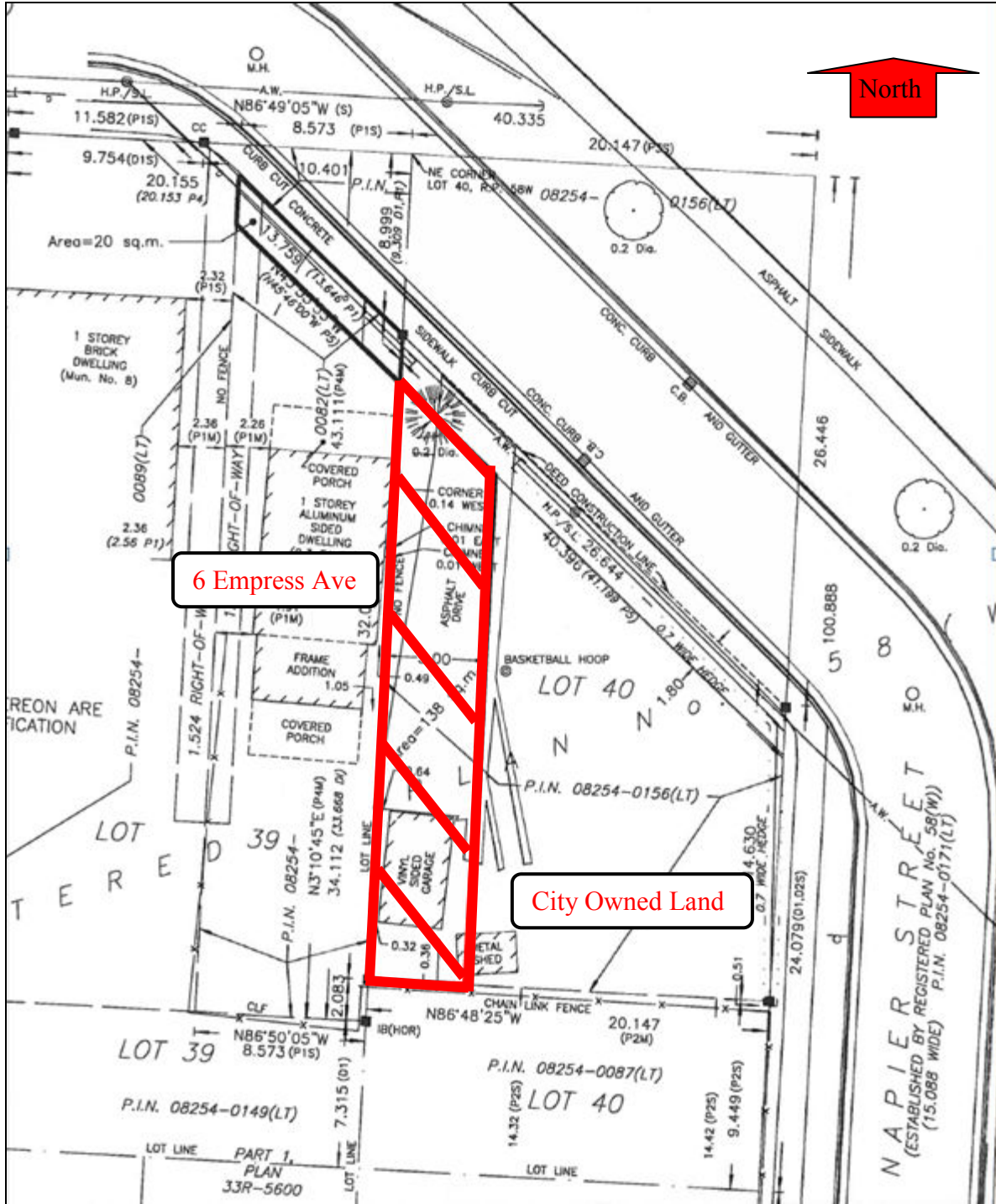
File No. P-1495 (64)

cc: Gary Irwin, Chief Surveyor and Division Manager, Geomatics
David G. Munteer, Solicitor
Edward Soldo, Director, Roads and Transportation

SCHEDULE "A" -LOCATION MAP



SCHEDULE "B" – REFERENCE PLAN



= Subject Property

SCHEDULE "C" – PROPERTY SITE SKETCH

