

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE  MEETING ON MAY 13 , 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– 1192 HIGHBURY AVENUE FORMER FIRE STATION # 7</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 1192 Highbury Avenue, legally described as Part of Block B on Plan 775, designated as Parts 1-6 on 33R-6089, east side of Highbury Avenue north of Cheapside Street, 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**

Finance and Administration Committee – May 4, 2011 – City Acquisition of Lands for Fire Station No. 7 Relocation

**BACKGROUND**

Context

The Fire Master Plan presented to Council in 2009 recommended that Fire Station No. 7, a two bay station built in 1961 be relocated. The new site at 1295 Webster Street is now operational completing the relocation of Fire Station No. 7. The former site for Fire Station No. 7 currently located on Highbury Avenue between Huron and Cheapside Streets has now been vacated and secured.

Site Description

The subject property is improved with an older, single-storey building containing approximately 4,187 square feet with a total site area of approximately 41,676 square feet. The site maintains a gravel parking area situated on the north side of the property. The site location provides approximately 277 feet of frontage along Highbury Avenue North and is approximately 150 feet deep. Future redevelopment of the site would require demolition of the former fire station building including grading and levelling.

Official Plan – Low Density Residential  
 Zoning – NF – Neighbourhood Facility (NF1)  
 Highest and Best Use – Redevelopment for Commercial Uses

The site is the subject to a number of restrictive easements including a City Sanitary Sewer and Union Gas. Redevelopment of the site would require consideration of the existing easements.

Current Status of Site

London Fire Services vacated the property on March 18, 2014 and there is no longer any operational value in maintaining the facility.

Expressions of Interest

There have been a number of expressions of interests received in relation to the subject site. These interests have been document in the form of letters addressed to the City of London Realty Services division. The subject site is also being considered for inclusion in a land exchange associated with a required site for a new Fire Station No. 11.

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

Market Value

An independent appraisal of the property has been undertaken in order to ascertain its current market price in the context of a future sale or land exchange.

Conclusion

The former fire station 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 disposed of at fair market value.

<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>	

May 4, 2014  
Attach.

File No. P-1058 (6)

cc: John Kobarda, Fire Chief  
Gary Irwin, Chief Surveyor  
David G. Munteer, Solicitor II  
Lynne Livingston, Managing Director Neighbourhood, Children and Fire Services

### Schedule "A" – Location Map

