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TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON NOVEMBER 3RD, 2014
FROM:	EDWARD SOLDI, P.ENG. DIRECTOR OF ROADS AND TRANSPORTATION
SUBJECT:	CLOSING PART OF THE UNNAMED ROAD ALLOWANCE ON SARNIA ROAD

RECOMMENDATION

That, on the recommendation of the Director of Roads and Transportation, the following actions be taken with respect to the unnamed road allowance on Sarnia Road:

- (a) the closing of part of the unnamed road allowance on Registered Plan 48(C) lying north of the Canadian Pacific Railway **BE APPROVED**, and
- (b) The Chief Surveyor **BE AUTHORIZED** to initiate the process of legally closing that portion of the said road allowance by by-law, it being noted that the closing will not be initiated until the City obtains any necessary consents from abutting owners and enters into a purchase and sale or land exchange agreement with the applicant, 905 Sarnia Road Inc., that is acceptable to the City, whereafter the lands will be conveyed in accordance with the agreement subject to any required utility easements.

BACKGROUND

Purpose:

The purpose of this report is to obtain Council approval to legally close as public highway, that part of the unnamed road allowance on Registered Plan 48(C) lying north of the Canadian Pacific Railway save and except the portion comprising Reeves Avenue, thus enabling surplus portions of the road allowance to be conveyed to the applicant, 905 Sarnia Road Inc. for the purpose of incorporating into a proposed subdivision development.

DISCUSSION

Registered Plan 48(C) created a 10.058m (33 foot) wide unnamed road allowance that extends north from Sarnia Road to the north limit of the subdivision. The road allowance was intended to provide property owners with an access to Sarnia Road but it appears to have served only one land owner over the years being the predecessor(s) of the property now owned by 905 Sarnia Road Inc. Although the road was partly traveled, it was never assumed for maintenance either by the Township of London or later by the City of London after the road and surrounding lands were annexed in 1993.

The lands immediately east of the roadway and north of the CPR has recently undergone residential development by Mountainview-Kenmore Ventures Inc. as 33M-597 which involved constructing Reeves Avenue over part of the unnamed road allowance. The applicant, 905 Sarnia Road Inc., plans to develop the vacant lands on the west side of the road allowance north of the CPR. Since the portion of the road allowance lying north of the CPR serves no public purpose, it is recommended the road allowance be closed as public highway prior to being conveyed to the applicant.

The portions conveyed are to be incorporated into the proposed plan of subdivision and will ultimately form part of Sandbar Street, Lawson Road and a number of blocks that will be assembled along with blocks on 33M-597 into buildable lots, thus benefiting both 905 Sarnia Road Inc. and Mountainview-Kenmore Ventures Inc.

The surplus lands conveyed will be either sold or exchanged for lands of equivalent value, with

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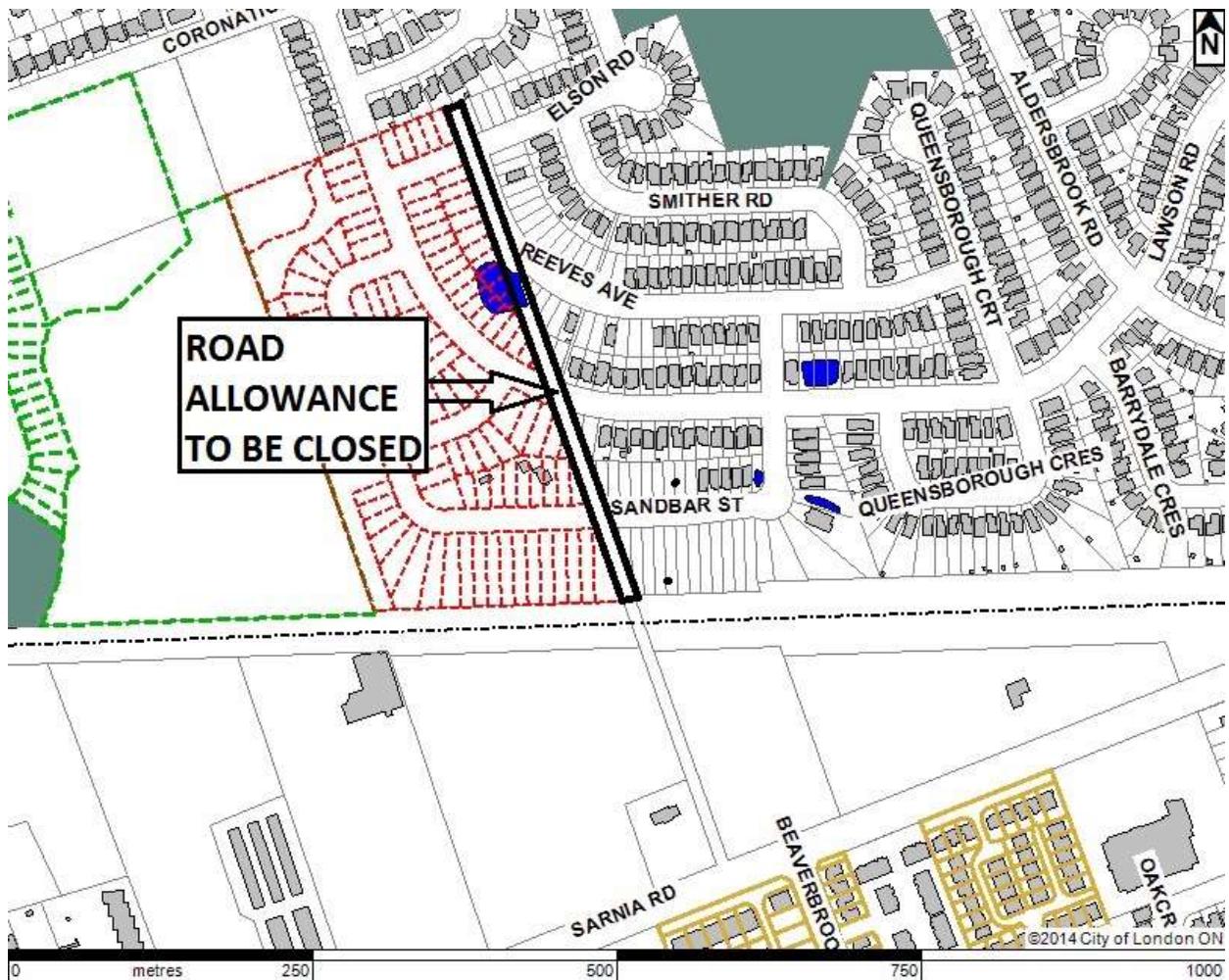
the final recommendation being the subject of a report from Realty Services at a later date.

In order to allow for the road allowance to be closed and conveyed to 905 Sarnia Road Inc., the City will require an acceptable form of consent from Mountainview-Kenmore Ventures Inc., which is noted in the resolution above.

The City will be retaining the portion of the road allowance lying across and south of the CPR which is intended to be used as a multi-purpose park pathway link.

CONCLUSION

The unnamed, untraveled road allowance on Registered Plan 48(C) lying north of the CPR, excluding that portion comprising Reeves Avenue, is not publicly traveled and is surplus to the City's needs. Therefore it is recommended that the road allowance be legally closed as public highway as a prelude to portions being sold to 905 Sarnia Road Inc., upon all approvals being obtained to the City's satisfaction.



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PREPARED BY:	RECOMMENDED BY:
A. GARY IRWIN, O.L.S., O.L.I.P. DIVISION MANAGER, GEOMATICS AND CHIEF SURVEYOR	EDWARD SOLDO, P.ENG. DIRECTOR OF ROADS AND TRANSPORTATION
REVIEWED AND CONCURRED BY:	
JOHN M. BRAAM, P.ENG. MANAGING DIRECTOR ENVIRONMENTAL SERVICES AND CITY ENGINEER	

October 6, 2014
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