

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON FEBRUARY 17 , 2015
FROM:	MARTIN HAYWARD MANAGING DIRECTOR OF CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	DECLARE SURPLUS A PORTION OF CITY OWNED PROPERTY- 7 ANNADALE DRIVE FORMER SHERWOOD FOREST PUBLIC SCHOOL

RECOMMENDATION

That, on the recommendation of the Managing Director of Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Managing Director of Planning and City Planner, on the advice of the Manager of Realty Services, with respect to a portion of the City owned property (subject to Reference Plan) at 7 Annadale Drive, described as All of Lots 225-227, 242-245, 267-271, Block "I" and part of Block "K", Registered Plan No. 891, in the City of London, County of Middlesex, containing a land area of approximately 3.8 acres, as shown on Schedule "A" ("Surplus Lands") attached, the following actions be taken:

- a) the subject property ("Surplus Lands") **BE DECLARED SURPLUS**; and
- b) the subject property ("Surplus Lands") **BE DISPOSED OF** in compliance with the City's Sale and Other Disposition of Land Policy via Request for Proposal.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Corporate Services Committee Report – February 5, 2013 – Local Improvement Charges – Potential Uses.

Corporate Services Committee Report – July 23, 2013 – Local Improvement Charges

Corporate Services Committee Report – August 20, 2013 – Sherwood Forest Public School

Corporate Services Committee Report – September 24, 2013 – Sherwood Forest Public School

Corporate Services Committee Report – December 10, 2013 – Sherwood Forest Public School

Corporate Services Committee Report – Special Meeting – December 16, 2013 – Sherwood Forest School

Corporate Service Committee Report – March 4, 2014 – Sherwood Forest School

Planning and Environment Committee Report – October 7, 2014 – Application by City of London Public Participation Meeting

Corporate Service Committee Report – February 17, 2014 – 7 Annadale Drive (Former Sherwood Forest Public School) – Request for Proposals Information Report

BACKGROUND

Context

The City of London took possession of the former Sherwood Forest Public School site in December of 2014 pursuant to an Agreement of Purchase and Sale with the Thames Valley District School Board. The overall site ("Overall Site") was purchased in support of continuing open space uses/park preservation along with the facilitation of future low density residential development.

Rezoning of the Overall Site was completed in October of 2014 allowing for a number of Low Density Residential Uses and Open Space including the following Zoning designations subject to holding provisions including R1-5, R6-3, and OS.

Of the approximately 5.51 acres site, 1.73 acres is to be retained by the City ("Retained Lands") and maintained as Open Space and neighborhood park uses. The balance of the Overall Site with an area of approximately 3.8 acres ("Surplus Lands") are subject to surplus declaration. The Surplus Lands are to be sold to the open market.

Method of Sale

In compliance with the Sale and Other Disposition of Sale Policy the method of sale to be utilized to dispose of the surplus lands is to be in the form of a Request for Proposal (RFP). This method of sale will provide the surrounding community an opportunity for input into the process. Further this method of sale is intended to allow all qualified proponents an opportunity to acquire the Surplus Lands in a competitive environment to ensure that fair market value is achieved providing for the best possible costs recovery. The RFP process is to be initiated and led by Planning Services.

Site Description

The subject lands, known municipally as 7 Annadale Drive, are located on the north side of Annadale Drive, north of Wychwood Park. The Overall Site is: 2.23 hectares (5.51 acres) in size; irregular in shape; and, flanked by a Secondary Collector Road (Wychwood Park) and two local streets (Annadale Drive and Finsbury Crescent).

The site consists of an open play field (and baseball diamond) and an existing school and accessory structure. Mature trees are to be found scattered in proximity to the school building. The site is fully serviced with municipal works. The northern half of the site is identified in the London Archaeological Master Plan as having archaeological potential. Public transit opportunities are to be found within 300 metres of the site along Wonderland Road North and Lawson Road.

The site itself is embedded in an area of low rise, low density residential uses. Single detached residential dwellings abut the site to the north, south, east and west. Public boulevards in the neighbourhood are grassed and treed and sidewalks are only provided along one side of the street, if at all. Boulevard light standards are not prevalent in the neighbourhood.

Current Status of Site Improvements

The building maintained on the Overall Site is currently vacant and slated for demolition. A demolition tender is pending with the results to be brought forward to Committee and Council for approval. Facilities has engaged a consultant to prepare tender documents for the demolition of the former school and site restoration. Current timelines indicate tenders to be issued in March with an anticipated demolition completion date of July 2015. Security is monitoring this building.

Conclusion

The former public school site was purchased in support of continuing open space uses along with the facilitation of future low density residential development. The Surplus Lands have been rezoned. There is no identified municipal need for the Surplus Lands, therefore the Surplus Lands should be declared surplus to the needs of the City and disposed of at fair market value via a request for proposal process.

PREPARED BY:	SUBMITTED BY:
BRYAN BAAR MANAGER REALTY OPERATIONS	BILL WARNER MANAGER OF REALTY SERVICES
CONCURRED BY:	RECOMMENDED BY:
JOHN FLEMING MANAGING DIRECTOR PLANNING AND CITY PLANNER	MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER


January 29, 2015
Attach.

File No. P-2041

- cc: Bill Coxhead, Managing Director Parks and Recreation
- Sandra Datars-Bere, Managing Director Housing, Social Services and Dearness Home
- Gary Irwin, Division Manager & Chief Surveyor
- David G. Mounteer, Solicitor II
- Bill Warner, Manager of Realty Services
- Tim Wellhauser, Division Manager, Facilities Design & Construction

Schedule "A" – Hatched Area to be Declared Surplus (Subject to Reference Plan)

 Overall Site Area

 Area Subject to Surplus Declaration

