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File No. P-1700 (149)

TO:	CHAIR AND MEMBERS FINANCE AND ADMINISTRATIVE SERVICES COMMITTEE MEETING ON FEBRUARY 6, 2012
FROM:	TOM JOHNSON MANAGING DIRECTOR - CORPORATE ASSETS
SUBJECT:	DECLARE PROPERTY SURPLUS AND SALE OF CLOSED LANE

RECOMMENDATION

That, on the recommendation of the Managing Director - Corporate Assets, on the advice of the Manager Realty Services, with respect to the City owned closed lane between 495 and 497 Oakridge Drive, on the east side of Oakridge Drive south of Amberley Avenue, described as lane between Lots 5 and 116, Plan 784, containing an area of approximately 668 square feet, as shown on Schedule "A" attached, the Civic Administration **BE AUTHORIZED** to take the following actions:

- a) declare the subject property surplus;
- b) accept the offer from Oakridge Heights Developments Inc. to purchase the subject lands from the City, for the sum of \$3,100.00; and
- d) the attached proposed By-law be introduced at the Municipal Council meeting to be held on February 21, 2012 to approve the sale and to authorize the Mayor and City Clerk to execute the Agreement of Purchase and Sale.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

October 31, 2011 - Built and Natural Environment Committee (Approved Closing)

BACKGROUND

PURPOSE

The purpose of this report is to obtain Council approval to declare the subject closed lane surplus and to approve the sale of the closed lane to Oakridge Heights Developments Inc. The lane was closed by an Order of the Ontario Superior Court of Justice dated December 8, 2011.

The subject property purchase by Oakridge Heights Developments Inc. is required to fulfill Condition 11 of the approved Draft Plan of Condominium, File No. 39CD-08506 to its proposed residential development at 495 Oakridge Drive /563 Riverside Drive.



No Civic need exists for the subject property.

The form of the agreement has been approved by the City Solicitors' Office.

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A location map is attached for the Committee's information.

PREPARED BY:	RECOMMENDED BY:
	
BILL WARNER MANAGER, REALTY SERVICES	TOM JOHNSON MANAGING DIRECTOR - CORPORATE ASSETS

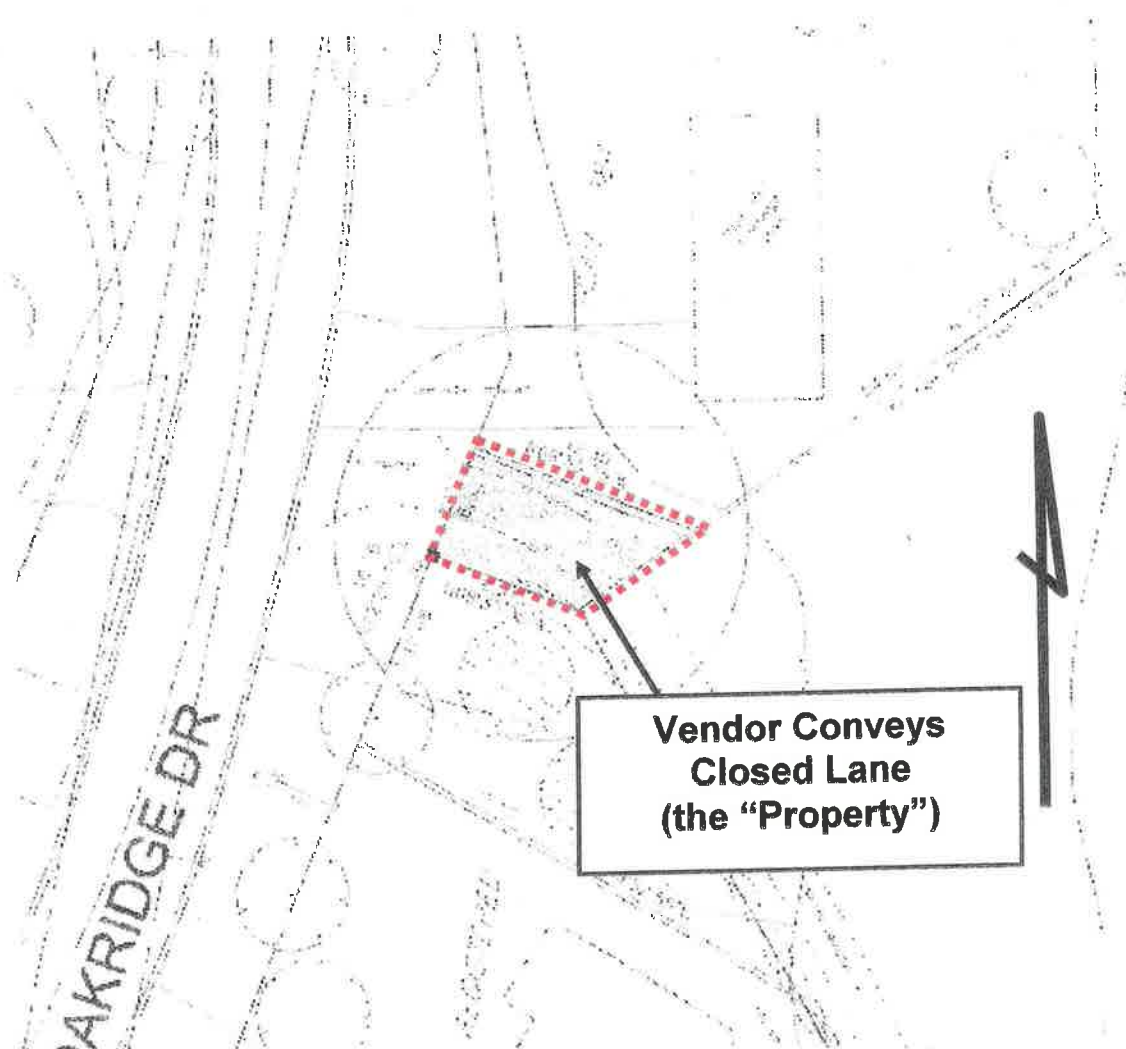
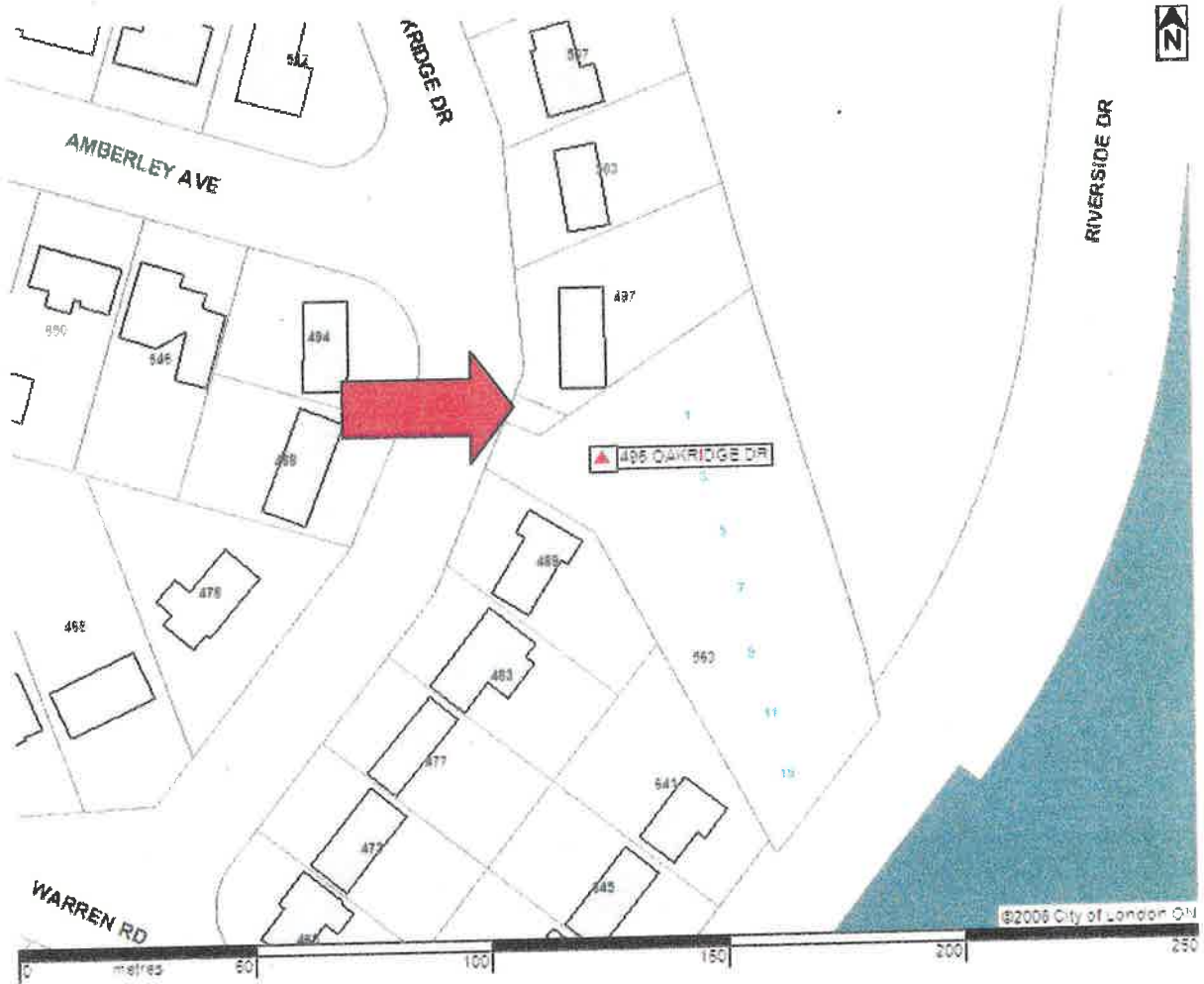
January 19, 2012
Attach.

File No. P-1700 (149)

cc: Gary Irwin, Division Manager and Chief Surveyor
 David G. Munteer, Solicitor

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SCHEDULE "A" SKETCH OF THE PROPERTY



**Vendor Conveys
Closed Lane
(the "Property")**

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Bill No.

By-law No.

A By-law to declare the subject property surplus and to authorize an Agreement of Purchase and Sale between The Corporation of the City of London and Oakridge Heights Development Inc., to purchase the closed lane between Lot 5 and 116, Plan 784, and to authorize the Mayor and City Clerk to execute the Agreement.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS it is deemed expedient for The Corporation of the City of London (the "City") to enter into an Agreement of Purchase and Sale with Oakridge Heights Development Inc. (the "Agreement");

AND WHEREAS it is appropriate to authorize the Mayor and City Clerk to execute the Agreement on behalf of the City;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Agreement attached as Schedule "A" to this By-law, being an Agreement of Purchase and Sale between the City and Oakridge Heights Development Inc. is hereby **AUTHORIZED AND APPROVED**.
2. The Mayor and City Clerk are authorized to execute the Agreement authorized and approved under Section 1 of this By-law.
3. This By-law shall come into force and effect on the day it is passed.

PASSED in Open Council

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First reading -
Second reading -
Third reading -

AGREEMENT OF PURCHASE AND SALE

VENDOR: THE CORPORATION OF THE CITY OF LONDON

PURCHASER: OAKRIDGE HEIGHTS DEVELOPMENTS INC.

REAL PROPERTY:

Address: Unopened Lane between 495 and 497 Oakridge Dr., London, Ontario

Location: East side of Oakridge Drive, south of Amberley Avenue

Measurements: 668 square feet, more or less

Legal Description: Lane on Plan 784, between Lots 5 and 116 on Plan 784, all of PIN 08062-0114(LT), in the City of London, County of Middlesex as shown on Schedule "A" (the Property").

1. **OFFER TO PURCHASE:** The Purchaser agrees to purchase the Property from the Vendor in accordance with the terms and conditions as set out in this Agreement.
2. **SALE PRICE:** The sale price shall be THREE THOUSAND ONE HUNDRED DOLLARS CDN (\$3,100.00) payable as follows:
 - a) a deposit of \$310.00 cash or certified cheque on the date hereof as a deposit; and
 - b) the balance of the purchase price, subject to adjustments, in cash or by certified cheque on completion of this Agreement.
3. **ADJUSTMENTS:** Any unearned fire insurance premiums, rents, mortgage interest, realty taxes including local improvements rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.
4. **SCHEDULE(S):** The following Schedule(s) form(s) part of this Agreement:
 - Schedule "A" Description of the Property
 - Schedule "B" Additional Terms and Conditions
5. **IRREVOCABILITY:** This Offer shall be irrevocable by the Purchaser until considered by the Council of the Corporation of the City of London at a meeting to be held no later than February 27, 2012, after which date, if not accepted, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest or deduction.
6. **TITLE SEARCH:** The Purchaser shall be allowed until 4:30 p.m. on March 9, 2012, (Requisition Date) to examine the title to the Property and at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property.
7. **COMPLETION DATE:** This Agreement shall be completed by no later than 4:30 p.m. on March 23, 2012. Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.
8. **NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.
9. **GST:** If this transaction is subject to Harmonized Sales Tax (H.S.T.) then such H.S.T. shall be in addition to and not included in the sale price, and H.S.T. shall be collected and remitted in accordance with applicable legislation. If this transaction is not subject to H.S.T., the Vendor agrees to provide, on or before completion, to the Purchaser's solicitor, a certificate in a form satisfactory to the Purchaser's solicitor certifying that the transaction is not subject to H.S.T.
10. **FUTURE USE:** Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.
11. **TITLE:** Provided that the title to the Property is good and free from all encumbrances. If within the specified times referred to in paragraph 6 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to the Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and any deposit paid shall be returned without interest or deduction and Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted Vendor's title to the Property.
12. **DOCUMENTS AND DISCHARGE:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of Vendor. If requested by the Purchaser, Vendor will deliver any sketch or survey of the Property within Vendor's control to the Purchaser as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by the Purchaser on completion, is not available in registerable form on completion, the Purchaser agrees to accept Vendor's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registerable form and to register same on title within a reasonable period of time after completion, provided that on or before

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completion Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.

- 13. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registerable form at the expense of the Purchaser. If requested by the Purchaser, Vendor covenants that the Transfer/Deed to be delivered on completion shall contain the statements contemplated by Section 50 (22) of the *Planning Act*, R.S.O. 1990.
- 14. **RESIDENCY:** The Purchaser shall be credited towards the Purchase Price with the amount, if any, necessary for the Purchaser to pay to the Minister of National Revenue to satisfy the Purchaser's liability in respect of tax payable by Vendor under the non-resident provisions of the Income Tax Act by reason of this sale. The Purchaser shall not claim such credit if Vendor delivers on completion the prescribed certificate or a statutory declaration that Vendor is not a non-resident of Canada.
- 15. **TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who may be specifically authorized in that regard.
- 16. **TENDER:** Any tender of documents or money hereunder may be made upon Vendor or the Purchaser or their respective solicitors on the day set for completion. Money may be tendered by bank draft or cheque by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or Caisse Populaire
- 17. **FAMILY LAW ACT:** Vendor warrants that spousal consent is not necessary to this transaction under the provisions of the *Family Law Act*, R.S.O. 1990 unless Vendor's spouse has executed the consent provided.
- 18. **CLOSING ARRANGEMENTS:** Where each of the Vendor and Purchaser retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. , Chapter L4, and any amendments thereto, the Vendor and Purchaser acknowledge and agree that the delivery of documents and the release thereof to the Vendor and Purchaser may, at the lawyer's discretion: (a) not occur contemporaneously with the registration of the Transfer/Deed (and other registerable documentation) and (b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers.
- 19. **AGREEMENT IN WRITING:** This Agreement, including any Schedule attached, shall constitute the entire Agreement between the Purchaser and Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.
- 20. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

I/We, the Undersigned Purchaser, agree to the above Agreement of Purchase and Sale.

SIGNED, SEALED AND DELIVERED
In the Presence of

OAKRIDGE HEIGHTS DEVELOPMENTS INC.

Per: _____
Name: Mario G. Garcia

I have authority to bind the Corporation

The Corporation of the City of London (The Vendor) hereby accepts the above Agreement of Purchase and Sale and agrees to carry out the same on the terms and conditions herein contained.

IN WITNESS WHEREOF the Corporation of the City of London hereto has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in By-Law No. _____ of the Council of the Corporation of the City of London passed the _____ day of _____, 2012.

THE CORPORATION OF THE CITY OF LONDON

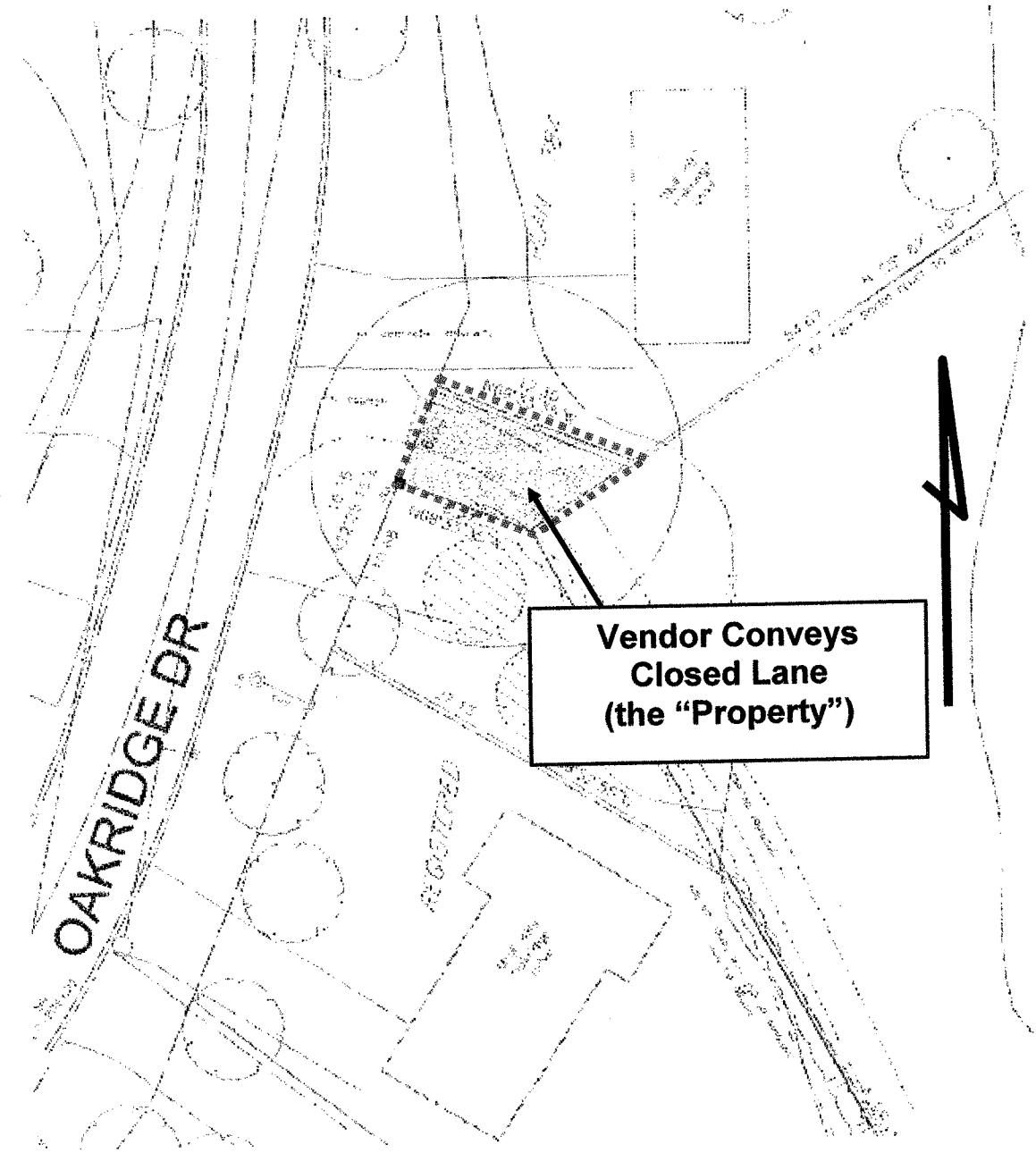
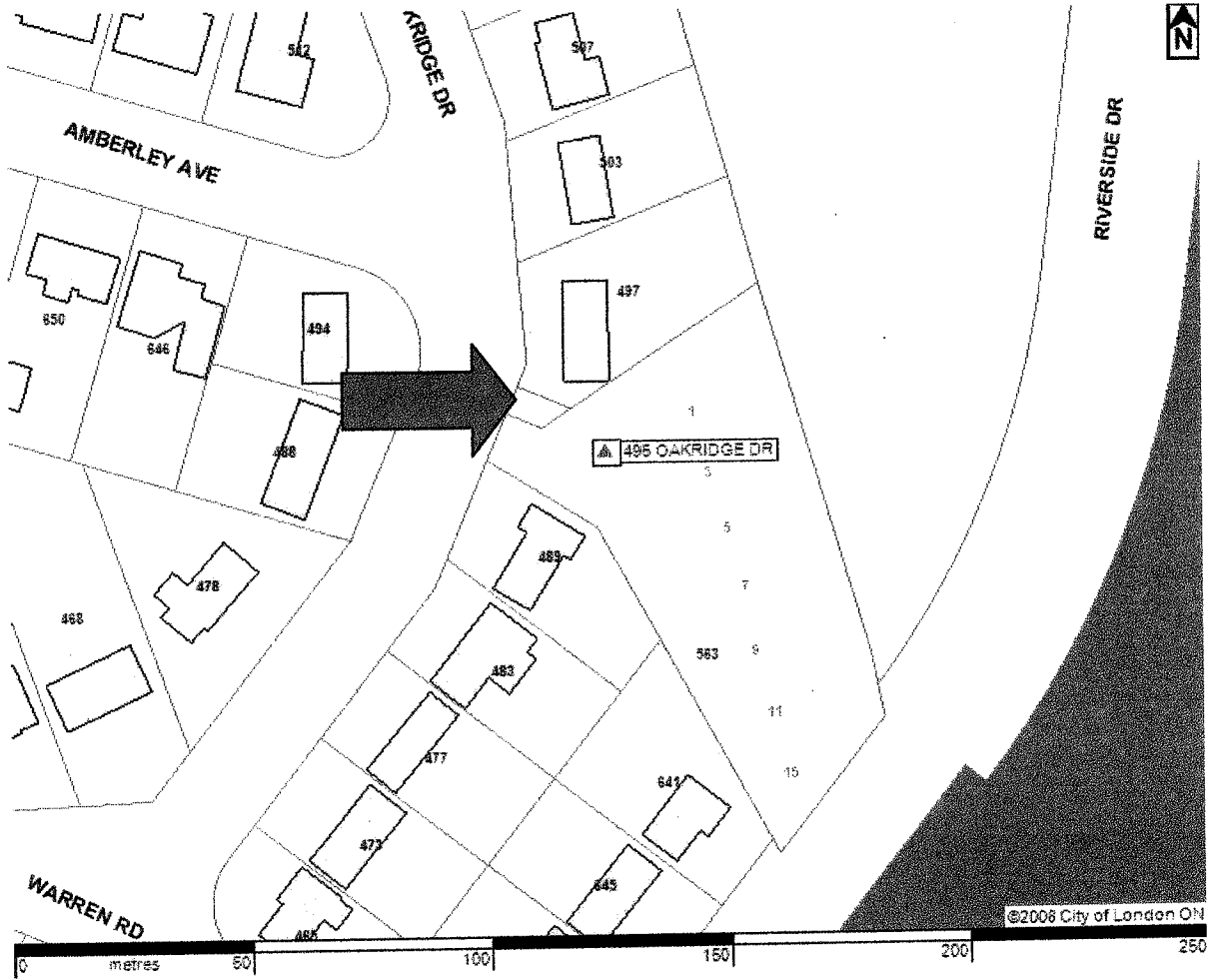
Joe Fontana, Mayor

Catherine Saunders, City Clerk

PURCHASER'S LAWYER: Jeffrey D. Elliott, Solicitor, (519) 434-6659 Fax: (519) 434-3203

VENDOR'S LAWYER: David G. Mounteer, Solicitor, (519) 661-4940 Fax: (519) 661-5530

**SCHEDULE "A"
SKETCH OF THE PROPERTY**



MLP

SCHEDULE "B"
ADDITIONAL TERMS AND CONDITIONS

1. **ENVIRONMENTAL CLAUSE:** The Purchaser acknowledges that the Property is being purchased on an "as is" basis. The Purchaser acknowledges that the Vendor has not made, did not make and shall not be required to provide any representations or warranties of any kind with respect to whether the Property and processes and undertakings performed thereon have been and are in compliance with all applicable environmental laws, regulations and orders and whether the Property is suitable for any specific use including and without limitation to any construction or development. The Purchaser acknowledges and agrees that the Vendor shall not be liable for any damages of loss whatsoever arising out of or pursuant to any claims in respect to the foregoing.

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