

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON MAY 19, 2015
FROM:	MARTIN HAYWARD MANAGING DIRECTOR OF CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	DECLARE SURPLUS CITY OWNED PROPERTY - 3 MARK STREET

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager, Realty Services, with respect to a vacant parcel of City owned land municipally known as 3 Mark Street, further described as part of Block B, Plan 795 (subject to a reference plan), abutting 1192 Highbury Avenue North, 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.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Corporate Services Committee Report – May 13, 2014 – Declare Surplus City Owned Property – 1192 Highbury Ave. Former Fire Station No. 7

Corporate Services Committee Report – August 24, 2014 – New Fire Station No. 11 Land Exchange

BACKGROUND

Context

The City of London is engaged in a Land Exchange supporting a location for a new Fire Station No. 11. The proponent involved in the land exchange has requested consideration of an additional disposal of City owned land, namely 3 Mark Street. A formal liaison process has been completed with no municipal need identified for retention of the lands.

Conditions of Sale

The lands are and will be subject to a municipal easement for existing sanitary and storm water infrastructure. In addition the lands will be subject to an easement for the continuation of a pathway connecting the residential neighborhood to Highbury Avenue North. The pathway is to be constructed to City Standards by the Purchaser. The parcel will be subject to an appraisal to determine the fair market value of the parcel to be conveyed. Given the constraints associated with this parcel in the form of municipal infrastructure, both sanitary and storm sewer it is not viable for residential development. It is anticipated that the abutting owner will use the parcel for additional parking associated with the proposed development of 1192 Highbury Avenue North.

Method of Sale

Per the Sale and Other Disposition of Land Policy, the lands will be reviewed for conveyance to an abutting owner. Clause 4 of the Sale and Other Disposition of Land Policy speaks to Methods of Sale including “through direct negotiations with an abutting property owner”.

Site Description

The subject site is a vacant lot with generally level topography maintaining a walkway along the frontage providing access to Highbury Avenue North. The site area is approximately 0.14 acres with 54 feet of frontage and 110 of depth. The parcel maintains R1-8 residential zoning. Uses outside of residential will require that the parcel be rezoned.

Conclusion

The parcel is surplus to the needs of the City and should be declared surplus and sold to an abutting owner.

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

April 29, 2015
Attach.

File No. P-2427 (1)

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

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

