

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON DECEMBER 13, 2016
FROM:	MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	DECLARE SURPLUS – 18 GRACE STREET

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, with the advice of the Manager of Realty Services, with respect to the City owned land located at 18 Grace Street, described as Part Lot 2 North of Oxford St, Plan 5(W) as in W33003, PIN 082470140, containing an area of approximately 7,363 square feet (684 square meters), the following actions be taken:

- a) the subject property **BE DECLARED SURPLUS**; and
- b) the subject property (“Surplus Lands”) **BE DISPOSED OF** in accordance with the City’s Sale and Other Disposition of Land Policy.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

BACKGROUND

Site Description

The subject property is a vacant lot with generally level topography with an asphalt surface. The property has frontage onto Grace Street, and is located north east of the intersection at Oxford Street West and Wharncliffe Road North.

Official Plan:	Neighbourhood Commercial Node (NCN)
Zoning:	Neighbourhood Shopping Area (NSA5)
Area:	7,363 square feet
Site Description:	Vacant City owned land

Current Status of Site

The property was transferred to the City of London in 1936 by way of a Tax Deed. In recent years it was licenced by the abutting owner and utilized as a parking lot.

An internal liaison process was completed with no municipal need identified for the property beyond June of 2019. The lands will be utilized by the Transportation Division for construction staging during the Western Road Widening Project to commence in 2017. Once the road widening project is complete there will be no further need for the property.

An internal appraisal of the property was completed to determine the estimated fair market value of the property which will be relied upon during disposition.

The Sale and Other Disposition of Land policy under Section 4 Methods of Sale allows for the disposition of lands to abutting property owners through direct negotiation.

Conclusion

The property is surplus to the needs of the City and should therefore be declared surplus and sold at fair market value in accordance with the City’s Sale and Other Disposition of Land Policy.

A location map is attached as Schedule “A” for the Committee’s information.

PREPARED BY:	SUBMITTED BY :
CAMERON BAZILLI PROPERTY APPRAISER & NEGOTIATOR	BILL WARNER MANAGER OF REALTY SERVICES
RECOMMENDED BY:	
MARTIN HAYWARD MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER	

November 30, 2016
Attach.

File No. P-769

cc: Gary Irwin, Chief Surveyor
David G. Munteer, Solicitor
Kelly Scherr, Managing Director, Environmental & Engineering Services and City Engineer

Schedule “A” - Location Map

