

TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON FEBRUARY 7, 2017
FROM:	KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL & ENGINEERING SERVICES AND CITY ENGINEER
SUBJECT:	RIVERSIDE DRIVE CLOSING

RECOMMENDATION

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, the following actions be taken with respect to closing part of Riverside Drive opposite St. Anthony Road:

- (a) the closing of part of Riverside Drive being part of Block 269 on Plan 33M-189 designated as Part 1 on Plan 33R-19674 **BE APPROVED**; and
- (b) the attached proposed by-law (Appendix 'A') for the purpose of closing Riverside Drive **BE INTRODUCED** at a future meeting of Municipal Council subject to the applicant, Revere Developments (Riverside) Inc., acquiring title to the abutting property.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

2015-19 STRATEGIC PLAN

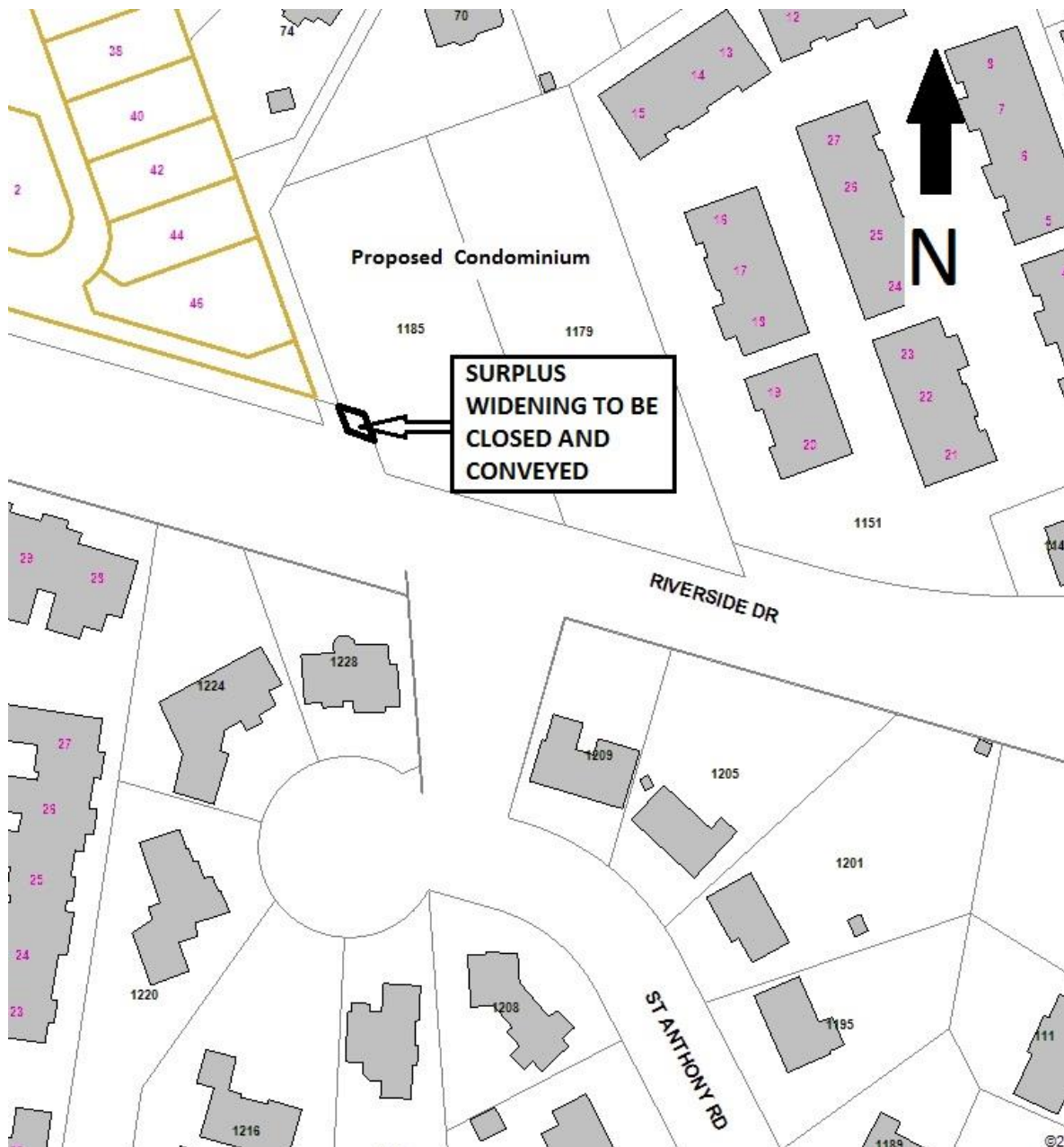
The proposed road closing By-law benefiting Revere Developments (Riverside) Inc. supports the Strategic Plan through the strategic focus area of *Leading in Public Service* by providing excellent service delivery.

BACKGROUND

In 1987 a small section on the north side of Riverside Drive opposite St. Anthony Road was widened by Plan 33M-189 to a distance of 18.0 metres from the centre line of the road, which is 5 metres wider than the 13 metres now required by the Z-1 Zoning bylaw. The proponent of a proposed condominium development at municipal numbers 1185 & 1179 Riverside Drive now wants to acquire the surplus 5 metres to support a planned condominium development. As a prerequisite to the conveyance, the surplus widening must be legally closed as public highway which is the purpose of this report.

DISCUSSION

The City has received an application on behalf of Revere Developments (Riverside) Inc. to close and purchase a small portion of the Riverside Drive road allowance approximately 5.6 metres wide by 5 metres deep for incorporation into a proposed vacant land condominium development on the vacant properties known municipally as 1185 and 1179 Riverside Drive.



The closing and conveyance would reduce the Riverside Drive road allowance in this location from 18.0 metres to the required 13.0 metres from centreline, but will not affect the public nor City operations, it being noted that the subject widening is not built out or traveled. Development Services is in support of the closing and conveyance and Transportation Planning and Design Division has no objections. The applicant intends to use the additional land for fencing and landscaping enhancements in support of the proposed condominium development.

It is noted that the applicant/developer does not yet own the development property but a deal to purchase of the property from the current owner is pending. Since the widening

must be transferred to the abutting landowner to ensure an orphan parcel is not created, the closing and conveyance will be conditional upon the applicant acquiring title to the development lands.

Development Services has advised that they are actively working with the developer's agent through the site plan approval process and since the zoning for the proposed development is already in place, no further public consultation is required.

The abutting public walkway to the west will not be affected by the closing. The parcel will be conveyed subject to a sewer easement and any utility easements as may be required.

Once the road allowance has been legally closed as public highway, Realty Services will recommend a purchase price and seek approval for the transfer of the parcel to the developer by way of a separate report to the Corporate Services Committee.

CONCLUSION

Since the 5.0 metre wide portion of the road widening is not required for public travel and is surplus to the City's needs, it is recommended the widening be stopped up and legally closed as public highway as a prelude to being conveyed to the developer in support of a proposed condominium development, conditional upon the developer obtaining title to the abutting property.

PREPARED BY:	REVIEWED AND CONCURRED BY:
A. GARY IRWIN, O.L.S., O.L.I.P. CHIEF SURVEYOR AND DIVISION MANAGER, GEOMATICS	EDWARD SOLDI, P.ENG. DIRECTOR, ROADS AND TRANSPORTATION
RECOMMENDED BY:	
KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR ENVIRONMENTAL SERVICES AND CITY ENGINEER	

January 13, 2017

cc: Eric. L. Conway
Terry Grawey
Bryan Baar

APPENDIX 'A'

Bill No. _____

2017

By-law No. S - _____

A By-law to stop up and close part of Riverside Drive opposite St. Anthony Road.

WHEREAS it is expedient to stop up and close part of Riverside Drive in the City of London;

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

1. Riverside Drive shall be stopped up and forever closed and cease to be and form public highway:

Part of Block 269 on Plan 33M-189 designated as Part 1 on Plan 33R-19674 in the City of London and County of Middlesex.

2. The lands comprising the said street hereby stopped up and closed shall continue to be vested in the Corporation of the City of London to be dealt with from time to time as the Council of the Corporation may see fit and deem proper.

3. This By-law comes into force and effect on the day it is passed.

PASSED in Open Council on _____

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading –
Second Reading –
Third Reading –