

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE  MEETING ON SEPTEMBER 12, 2017</b>
<b>FROM:</b>	<b>ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>
<b>SUBJECT:</b>	<b>DECLARE SURPLUS – 39 REDWOOD LANE</b>

<b>RECOMMENDATION</b>
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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 39 Redwood Lane, described as Block 96, Plan 33M-200, containing an area of approximately 3,937 square feet (366 square meters), the following actions be taken:

- a) the subject property **BE DECLARED SURPLUS**; and
- b) the subject property (“Surplus Lands”) **BE DISPOSED OF** to fulfil a condition in the subdivision agreement regarding future access to an adjoining property and in accordance with the City’s Sale and Other Disposition of Land Policy.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None.

<b>BACKGROUND</b>
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Site Description

The subject lot is a level narrow rectangular landscaped parcel between two adjacent single family houses at the southerly fringe of the Huron Heights subdivision. It measures 32.81 feet of frontage by a 120 foot depth, enclosing approximately 3,937 square feet. The rear yard backs on a large lot of almost 1 acre, with a single family house listed on the 2006 Inventory of Heritage Resources although not formally designated, and a potential candidate property for redevelopment.

Official Plan:	Low Density Residential
Zoning:	Residential (R1-4)
Area:	3,937 square feet
Site Description:	Vacant City owned land

Current Status of Site

An internal liaison process was completed, which identified the property was transferred to the City of London in 1988 by Monarch Construction Limited in fulfilment of Clause 27(n) of a Subdivision Development Agreement registered as LT140859. This clause intends to ensure that access to 1458 Huron Street, when it redevelops, will be by way of the subject property.

1458 Huron Street is currently listed for sale, and the listing broker has contacted Realty Services on behalf of a potential buyer who is looking to purchase the subject property as an alternative access for the redevelopment of 1458 Huron Street. 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.

Conditional upon site plan approval that is in keeping with the intent of the Subdivision Agreement to convey the subject property for access purposes, Realty Services is prepared to negotiate the sale of this property to a purchaser of 1458 Huron Street. 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.

Conclusion

The property was transferred to and held by the City as a future access to the lands adjoining its south boundary addressed as 1458 Huron Street. As such it is surplus to the needs of the City and should therefore be declared surplus and sold at fair market value to an eligible buyer 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. A Registered Plan map is attached as Schedule "B".

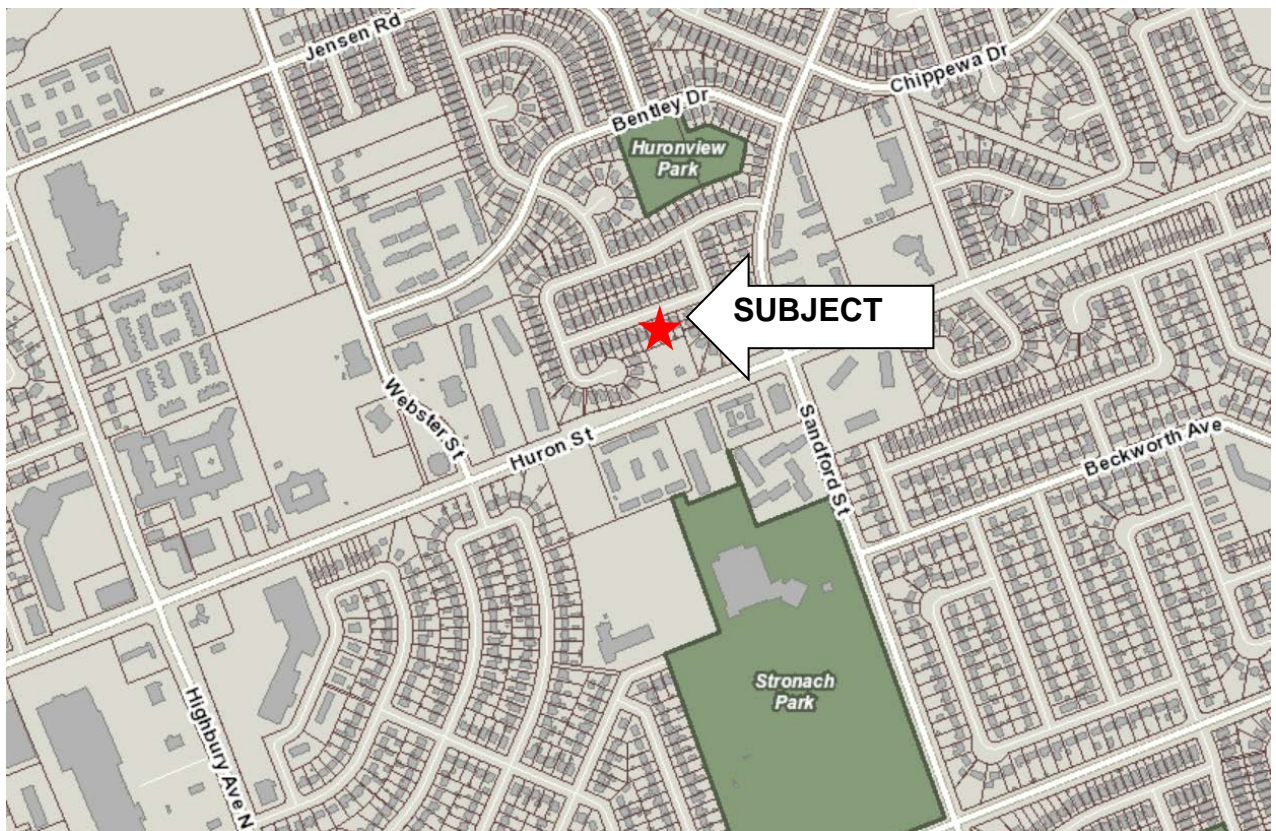
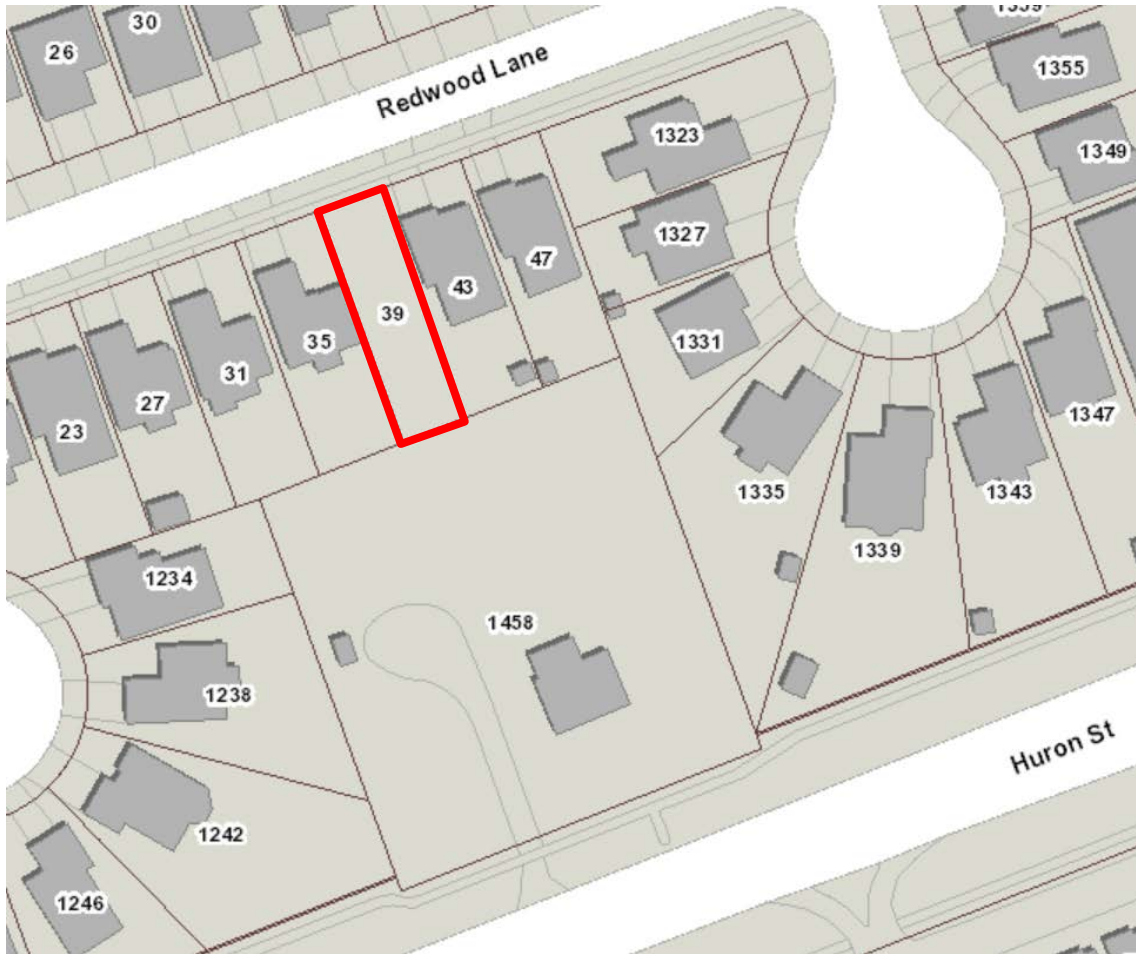
<b>PREPARED BY:</b>	<b>SUBMITTED BY :</b>
<b>CHARLES ABROMAITIS SENIOR PROPERTY APPRAISER &amp; NEGOTIATOR</b>	<b>BILL WARNER MANAGER OF REALTY SERVICES</b>
<b>RECOMMENDED BY:</b>	
<b>ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>	

August 29, 2017  
Attach.

File No. P-2105 (O)

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

Schedule "A" - Location Map



**Schedule "B" - Registered Plan Map**

