

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON OCTOBER 11, 2017
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	DECLARE SURPLUS – PORTION OF OXFORD STREET WEST OPERATIONS CENTRE AT 1410-1450 OXFORD STREET WEST

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with the concurrence of the Director, Environment, Fleet and Solid Waste Management and Division Manager, Transportation and Roadside Operations, with respect to the easterly 44 feet in perpendicular width of the City owned land located at 1410 - 1450 Oxford Street West, described as Concession 1, Part Lots 27 and 28, Geographic Township of London, containing an area of approximately 33,002 square feet (3,066 square meters), the following actions be taken:

- a) the subject property **BE DECLARED SURPLUS**; and
- b) the subject property ("Surplus Lands") **BE DISPOSED OF** by direct sale to Mathews Hall the abutting land owner at market value in accordance with the City's Sale and Other Disposition of Land Policy as it pertains to disposition of land to abutting owners.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

None.

BACKGROUND

Site Description

The subject property is a narrow rectangular strip of level land that is the easterly edge of the City's Operations Centre, across from the London Hunt and Country Club. With a width of 44 feet, it extends southerly from Oxford Street between the City's Operations Centre and the abutting Mathews Hall private school for a depth of about 750 feet. These dimensions enclose approximately 33,002 square feet (0.758 acres).

This City owned parcel currently functions as the soft part of a view and noise barrier to the City's Operations Centre, which includes a Pollution Control Plant. The subject land strip is physically separated from the Operations Centre on its west side by a berm/retaining wall/privacy fence barrier and is landscaped with trees. A paved single lane driveway on the abutting Mathews Hall property frames its east side.

Official Plan: Regional Facility
 Zoning: Regional Facility
 Area: 33,002 square feet (0.758 acres), subject to survey

Proposed use of Site

In the spring of 2016, Mathews Hall approached the City through Realty Services to see if part of the Operations Centre could be sold to accommodate expansion of the school's west access with an additional lane, subject to the development of detailed plans and receiving City planning and site plan approvals. The widening of the west access is needed to relieve vehicular congestion problems at the joint access to Oxford Street Mathews Hall has with the St. Thomas Aquinas school on its east side.

Realty Services liaised with City departments having an interest in the Operations Centre to see if there is a current or future need for the subject property as defined then, which was about 70 feet in width. The proposed width of the property needed to accommodate the additional laneway has since been narrowed by Mathews Hall to 44 feet. There is agreement among the internal City departments with a direct interest in the Operations Centre that the Mathews Hall request for a boundary adjustment can be accommodated without impacting this facility's operations

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 Mathews Hall expansion receiving site plan approval, Realty Services is prepared to negotiate the sale of this property to Mathews Hall. An appraisal of the property will be completed to estimate fair market value of the property, which will be relied upon during negotiations to dispose.

Conclusion

If declared surplus, the subject property is proposed to be sold to the abutting Mathews Hall private school, who are looking to add another access laneway to their existing driveway along the westerly limit of their property. As such it can be sold at fair market value in accordance with the City's Sale and Other Disposition of Land Policy.

For the Committee's information, a location map is attached as Schedule "A" and a site Plan is attached as Schedule "B".

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

September 28, 2017
Attach.

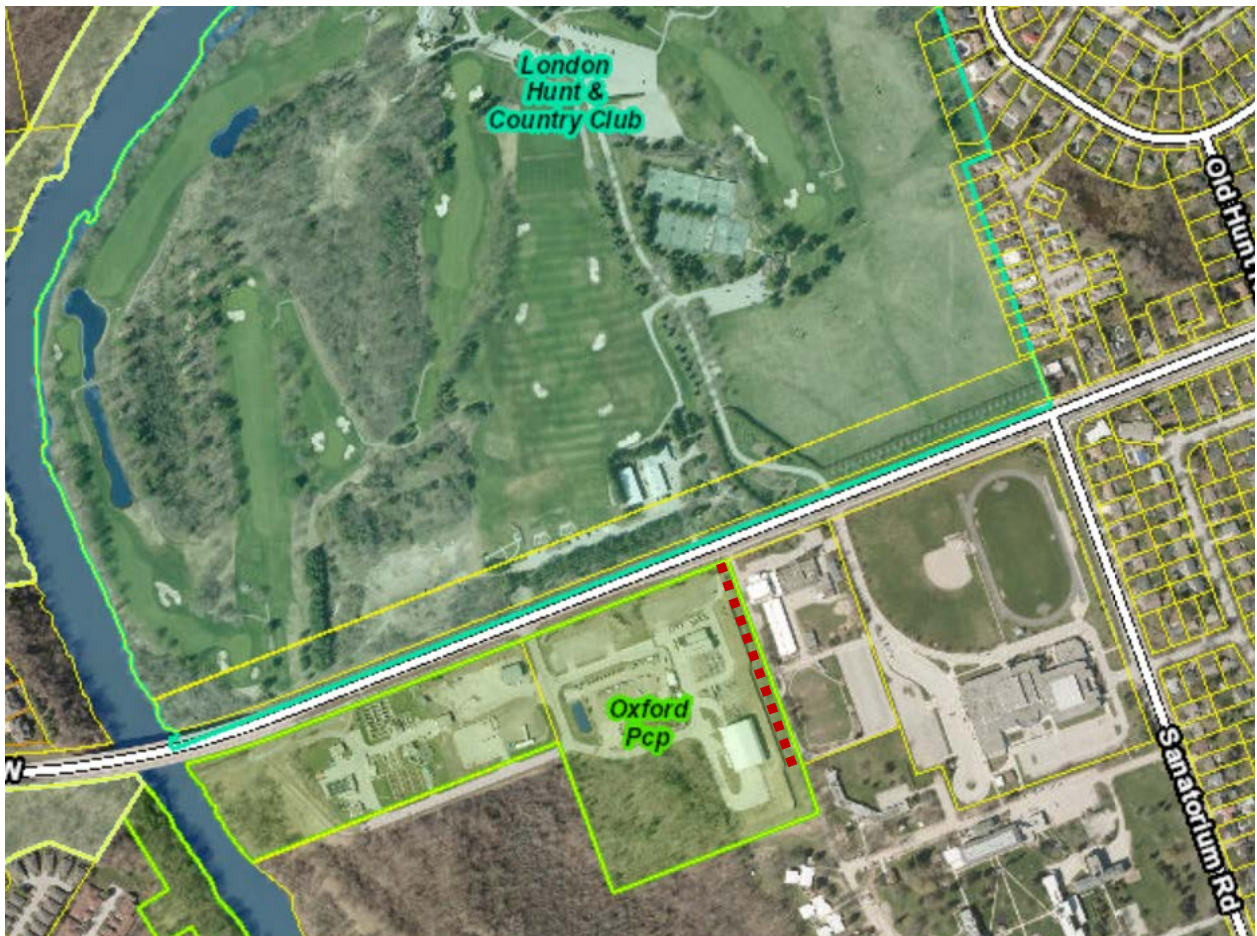
File No. P-2489

cc: Gary Irwin, Chief Surveyor
David G. Mounteer, Solicitor
Kelly Scherr, Managing Director, Environmental & Engineering Services and City Engineer
Tim Wellhauser, Division Manager - Facilities

Schedule "A" – Panel 1: Location Map



Schedule "A" – Panel 2: Aerial Photo



■ ■ ■ ■ ■ ■ ■ ■ ■ ■ Subject Property

