

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON MAY 15, 2018
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	DECLARE SURPLUS AND SALE CITY OWNED LAND ABUTTING 995 HARGRIEVE RD

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 properties described as Part Block A and Part Block F, Plan 950, abutting 995 Hargrieve Road, and that part of Hargrieve Road, Plan 950, as Closed by Bylaw 264235, Part Block G, Plan 950, containing a combined area of approximately 6,265 square feet (582 m²), the following actions **BE TAKEN:**

- a) the subject properties **BE DECLARED SURPLUS**, and
- b) the subject properties ("Surplus Lands") **BE DISPOSED OF** to the abutting owner in accordance with the City's Sale and Other Disposition of Land Policy.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

BACKGROUND

The owner of 995 Hargrieve Road approached the City about the possibility of acquiring the old daylighting triangle abutting their property from the City in order to reduce their need for a minor variance relating to lot frontage. During a review of the subject site, a second remnant parcel was identified along the westerly boundary of the property. On March 15, 2018 the City circulated a Property Inquiry Liaison Report requesting input from various Municipal Divisions relating to whether or not there was an identified existing or future municipal need for the properties. The liaison report did not receive any objections to the possibility of disposing of the two remnant parcels.

Property Description

The abutting owner is interested in acquiring two parcels of land from the City, totalling 6,265 square feet (582 m²). Through the liaison process it has been identified that there is a joint easement in favour of Bell Canada and the City of London over a portion of these lands and any potential disposition would be subject to that easement.

The parcels of land have been owned by the City of London since 1966. The two pieces of land are made up of a 452 sq. ft. (42m²) daylighting triangle and a 5,813 sq. ft. (540m²) strip of land that is landlocked with approximate dimensions of 20' x 290'.

The subject properties are zoned Light Industrial LI2, LI7, and are designated for Light Industrial LI use under the Official Plan. The lands are fairly flat in topography and are not improved with

any structures.

Conclusion

The subject properties are surplus to the needs of the City and therefore should be declared surplus and sold at fair market value to the abutting property owner in accordance with the City's Sale and Other Disposition of Land Policy, subject to the existing Bell Canada and the City of London easements.

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:	
ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER	

May 2, 2018
Attach.

File No. P-2252

cc: Gary Irwin, Division Manager and Chief Surveyor, Geomatics.
David G. Munteer, Solicitor II

Schedule "A" - Location Map

