

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE  MEETING ON FEBRUARY 19, 2019
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	DECLARE SURPLUS  PORTION OF CITY OWNED LAND ABUTTING 15 MCALPINE AVE

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 respect to a portion of City owned land abutting 15 McAlpine Avenue, described as Lots 13-18, Block C, Plan 376, containing an area of approximately 900 square feet, as shown on Schedule “A”, the following actions **BE TAKEN**:

- a) the subject property **BE DECLARED SURPLUS**; and
- b) the subject property (“Surplus Lands”) **BE TRANSFERRED** to the abutting property owner at 15 McAlpine Avenue, 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 portion of City owned open space adjacent to 15 McAlpine Avenue. There is an existing pathway link through mown grass to the main trail access point to the west. While the City does not typically dispose of parkland to correct encroaching uses, the property owner at 15 McAlpine Avenue has invested significant effort and funds into his new concrete driveway on the subject property.

At this location, the Coves ESA has sufficient visible frontage that the loss of 3 meters is not an issue from an access or aesthetics perspective. There will still be good visibility along the access pathway to the next street and room for the City to maintain the lands.

Official Plan:	Open Space (OS)
Zoning:	Open Space (OS4)
Area:	900 square feet
Site Description:	Vacant City owned park land

**Current Status of Site**

The subject City owned property has been used by the property owner for more than thirty years and the property owner has recently requested to purchase the property. An internal liaison process was completed with no municipal need identified 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.

As part of the proposed disposition the City will require that the new property line be fenced to prevent any future encroachments onto City land.

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

**Conclusion**

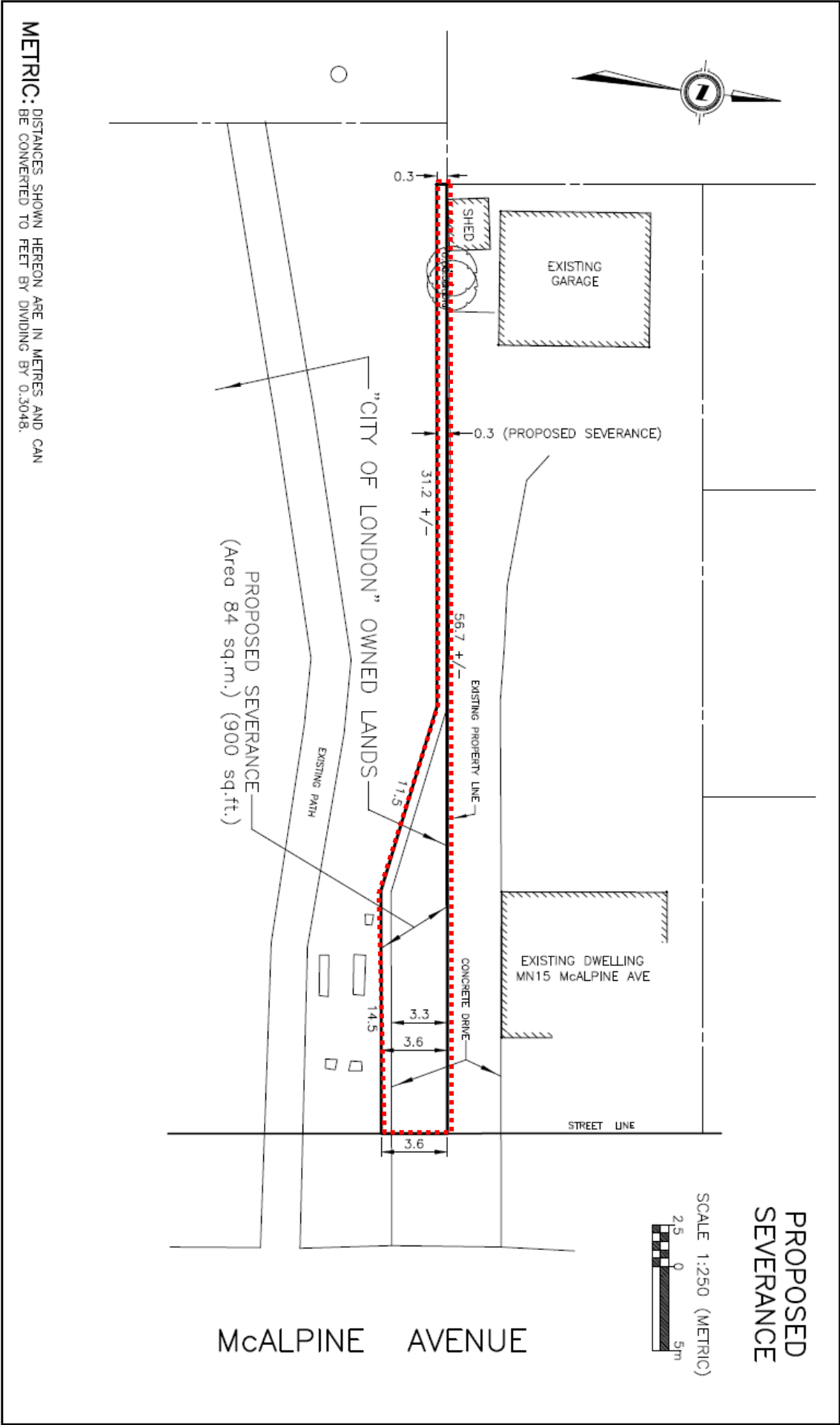
The property is surplus to the needs of the City and should therefore be declared surplus and sold at fair market value in accordance with the City’s Sale and Other Disposition of Land Policy to the abutting owner at 15 McAlpine Ave.


A location map is attached for the Committee’s information.

<b>PREPARED BY:</b>	<b>SUBMITTED BY :</b>
<b>CAMERON BAZILLI 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>	

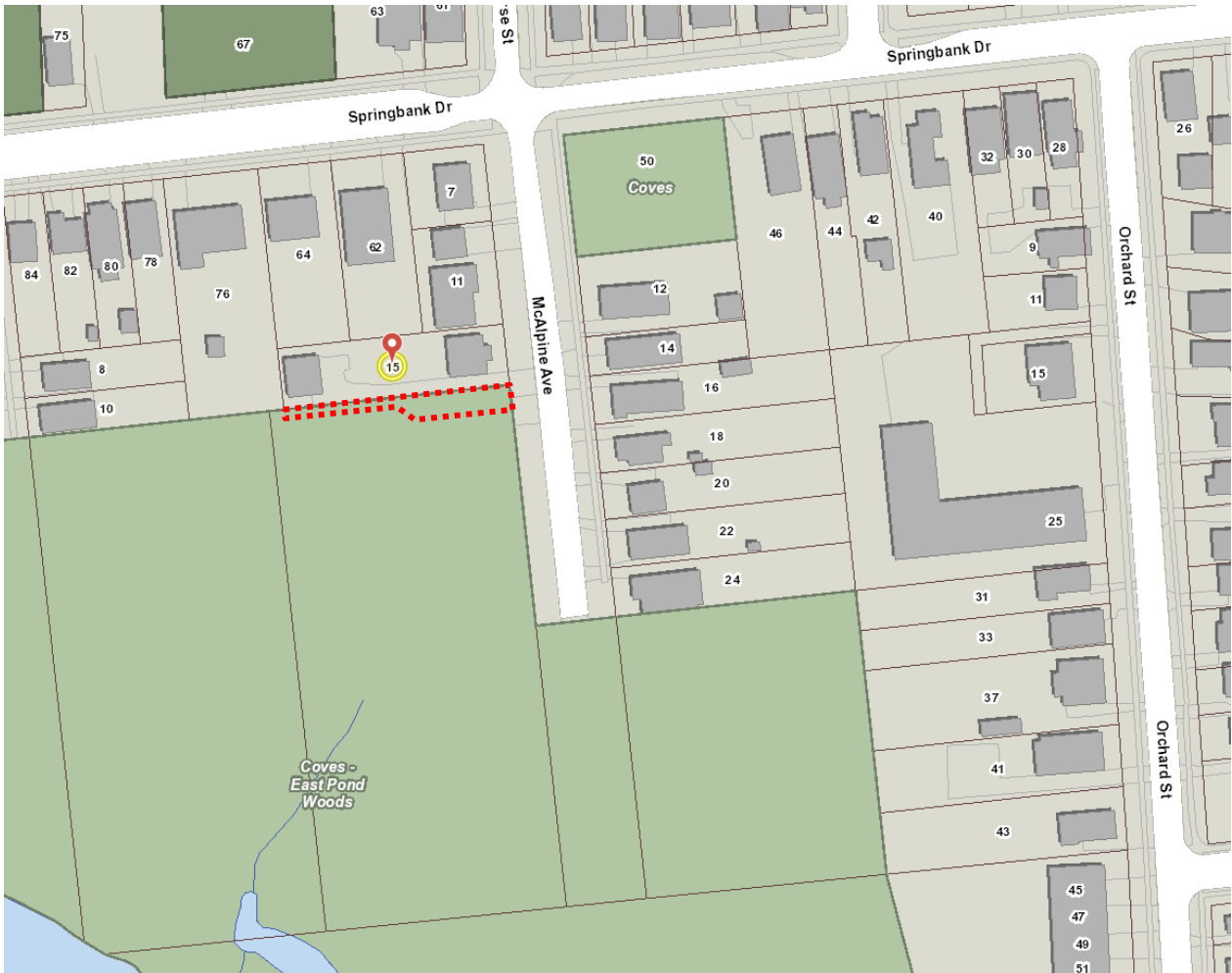
cc: Geoffrey P. Belch, Corporation Counsel  
Heather Chapman, Manager, Municipal Law Enforcement Services  
Gary Irwin, Division Manager, Geomatics and Chief Surveyor  
Andrew Macpherson, Division Manager, Parks Planning and Operations


Schedule "A" Proposed Disposition  
Drawing



 = Subject Property

Proposed Disposition



 = Subject Property



Location Map

