

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE  MEETING ON APRIL 2, 2019</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 PORTION OF CITY OWNED PROPERTY AT 723 LORNE AVENUE</b>

<b>RECOMMENDATION</b>
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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 located at 723 Lorne Avenue, described as Part of Lots 1- 8, 11, Part of “A” and “B” , Block “I”, Plan 296 (3<sup>rd</sup>), further described as Parts 2, 3 and 4, Plan 33R20314, containing an area of approximately 1.84 acres (7,429.08 m<sup>2</sup>), as shown on Schedule “A” attached, the following actions **BE TAKEN**:

- a) the subject property **BE DECLARED SURPLUS**;
- b) the subject property (“Surplus Lands”) **BE DISPOSED OF** in compliance with the City’s Sale and Other Disposition of Land Policy via Request for Proposal;
- c) the Request for Proposal (RFP) include evaluation criteria for determining the successful proponent to ensure that submissions generally implement the development concept included in Schedule C; and
- d) the Request for Proposal include evaluation criteria for determining the successful proponent to ensure that the design of development is consistent with “Section 4.5.1 Design Guidelines for New Buildings” of the Old East Heritage Conservation District – Conservation and Design Guidelines.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Corporate Services Committee – Lorne Ave Public School Update – March 24, 2015

Corporate Services Committee – Lorne Ave Public School Update – June 20, 2017

Corporate Services Committee – Lorne Ave Public School Request for Proposals Update and Next Steps – February 21, 2017

Planning and Environment Committee – Request for Demolition of Heritage Designated Property at 723 Lorne Avenue (Lorne Avenue Public School) By City – August 28, 2017

Planning and Environment Committee – Zoning Application – September 24, 2018

## BACKGROUND

### **Subject Site Description**

The subject property is the developable portion of the City owned property at 723 Lorne Avenue.

Official Plan:	Low Density Residential
London Plan:	Neighbourhoods
Zoning:	R1-2(11)

Area:	1.84 Acres
Site Description:	City owned land

### **Current Status of Site**

The acquisition of the former larger school site was completed in order to create a community park. The portion of the site to be retained as a park is identified as Part 1 on the reference plan attached as Schedule A.

At the time of acquisition, consideration was provided for cost recovery associated with the sale of the remainder of the larger parcel identified as Parts 2, 3, and 4 on the reference plan attached as Schedule A. This portion of the site (the subject site) is available for future residential development. The subject site was rezoned to allow for future development of the lands following an extensive community engagement process.

The easements in Part 2 in favour of neighbouring property owners would remain through the property disposal process.

An internal liaison process was completed. The liaison identified a potential affordable housing use for the subject site. This potential use was identified by the Housing Development Corporation (HDC).

The City will dispose of the lands in keeping with the Sale and Other Disposition of Lands Policy which currently envisions a Request for Proposal go to market strategy. The HDC will provide input into the RFP with respect to the evaluation criteria pertaining to the attraction of affordable housing development on the lands in keeping with the current zoning R1-2(11) for single detached homes. One option may be the addition of secondary dwelling units to the site, as would be permitted under the current zoning by the City-wide Secondary Dwelling Units Zoning By-law.

It is recommended that the Request for Proposal process work to find a successful proponent that generally implements the development concept that was contemplated through the rezoning process that was undertaken by the City with significant input from the community. This development concept is found in Schedule C. The Zoning By-law standards that apply to the subject site also help to regulate that what is permitted to be constructed will be generally consistent with this development concept. The successful proponent will be required to go through a Plan of Subdivision process to implement their development. The successful proponent will also be required to pay for and construct the public right-of-way shown in the development concept. Given the location in the Old East Heritage Conservation District, a Heritage Alteration Permit will also be required to implement the development.

When the site was rezoned, Council directed staff that “any procurement process associated with the subject site evaluate submissions to ensure that the design of development is consistent with “Section 4.5.1 Design Guidelines for New Buildings” of the Old East Heritage Conservation District – Conservation and Design Guidelines when determining the successful proponent”. The Request for Proposal process is recommended to include evaluation criteria to ensure this direction is implemented.

**Conclusion**

The subject site is surplus to the needs of the City and should therefore be declared surplus and will be put to market via a request for proposal in accordance with the City’s Sale and Other Disposition of Land Policy. The potential to advance municipal interests, including some elements of housing affordability, will be included in the RFP. This approach intends to explore how to maximize value to the City, community, prospective development, and future residents through the fair disposition process.

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

<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
<b>BILL WARNER MANAGER OF REALTY SERVICES</b>	<b>ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>

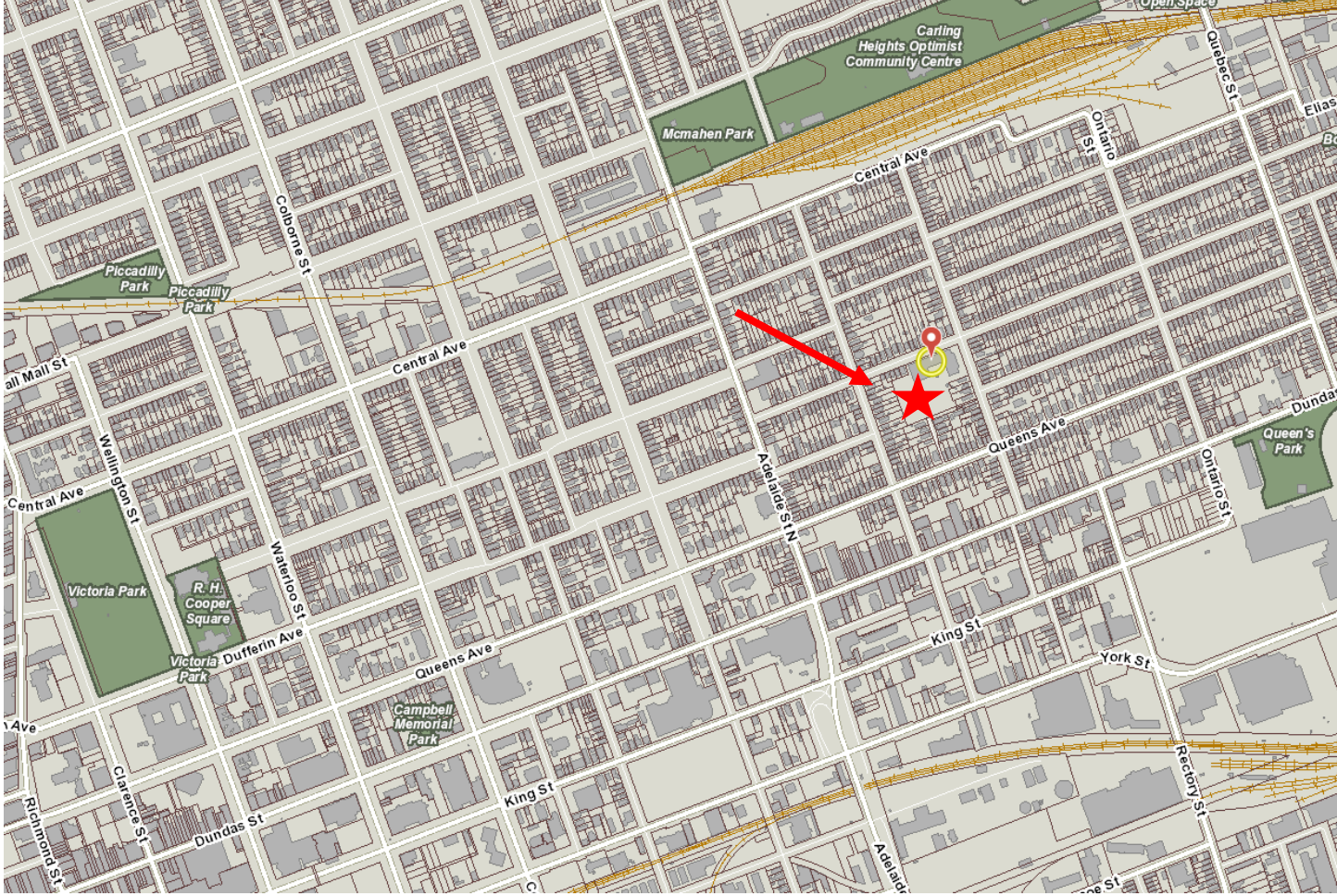
March 19, 2019  
Attach.

File No. P-2417

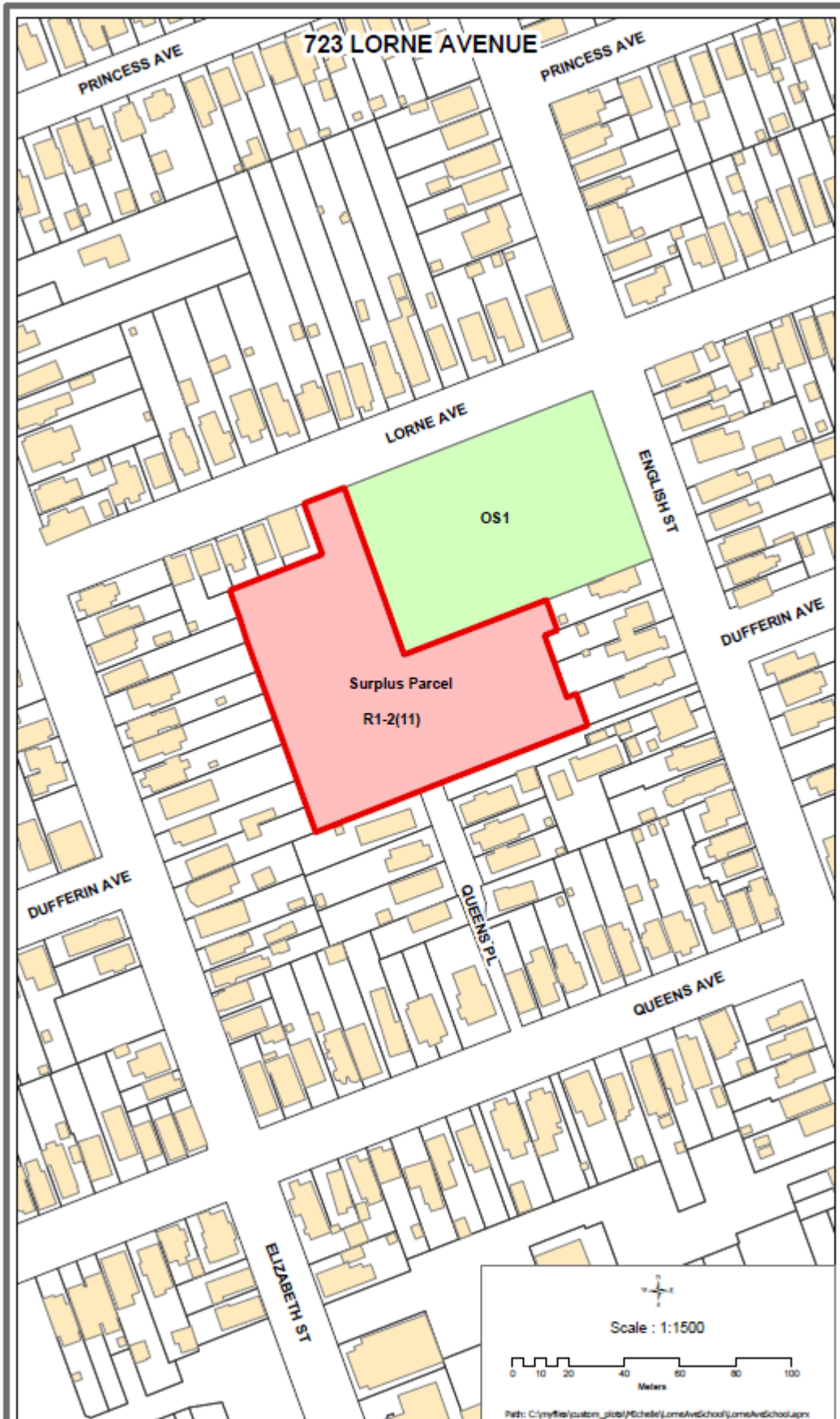
cc: John Fleming, City Planner  
Stephen Giustizia, CEO, Housing Development Corporation  
David G. Munteer, Assistant City Solicitor



Schedule B - Location Map



Schedule B - Location Map Continued



Schedule C - Development Concept

