

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE  MEETING ON JANUARY 8, 2013</b>
<b>FROM:</b>	<b>BILL WARNER MANAGER REALTY SERVICES</b>
<b>SUBJECT:</b>	<b>DECLARATION OF SURPLUS LAND AND LAND EXCHANGE WITH SIFTON PROPERTIES LIMITED RIVERBEND ROAD</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Manager Realty Services, with respect to a portion of Riverbend Park, described as Part of Block 52, Plan 33M-549, fronting on Riverbend Road, containing approximately 0.5 acres, as shown on Schedule "A" attached (the "Subject Lands"), the following actions be taken:

- a) the Subject Lands **BE DECLARED** surplus;
- b) a land exchange between The Corporation of the City of London and Sifton Properties Limited **BE APPROVED** subject to the following conditions:
  - i) in exchange for the Subject Lands, Sifton Properties Limited transferring to the City a parcel that contains approximately 0.8 acres of residential development land to be annexed to Riverbend Park;
  - ii) Sifton Properties Limited fencing the perimeter of the 0.5 acre parcel acquired from the City in a manner acceptable to Parks Planning;
  - iii) Sifton Properties Limited constructing a new pathway on the Riverbend Park lands for public access from Riverbend Road to the School Block, as outlined on the attached Schedule "A", in a manner acceptable to Parks Planning;
  - iv) Sifton Properties re-grading both parcels to have independent storm water drainage, after confirming with the Ministry of Natural Resources that the lands being transferred to the City are not to remain in their current state to protect potential species at risk habitat;
  - v) should the catch basin located in the City parcel to be transferred to Sifton Properties need to be relocated, Sifton Properties doing the required work and easement rights for storm water drainage being preserved, subject to review and acceptance by Development Services and Parks Planning;
  - vi) Sifton Properties preparing a Reference Plan of the Parcels exchanged, including any easements that are required; and
  - vii) the City's Zoning By-law Z-1 being amended for the parcels exchanged, as outlined in the application by Sifton Properties under File #Z-8113.

It being noted that the land exchange increases the size of the Park, provides a connecting pathway between the adjoining school site and Riverbend Road at the developer's expense, and permits development of four additional houses, with an increase in the City's assessment base.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

None.

**BACKGROUND**

**PURPOSE**

To exchange vacant lands that increase the size of Riverbend Park for the City while allowing Sifton Properties Limited to increase the number of single family lots to be built in a residential development they plan for the strip of land between the school block on Shore Road and Riverbend Road.

**BACKGROUND**

In July 2006, a Plan of Subdivision laid out by Sifton Properties on lands on the north side of Shore Road in the Riverbend Planning Area was registered as Plan 33M-549. Block 50 on this Plan, with an area of 7.3 acres, was set aside as a future school site. Lands to the north of this block were dedicated to the City as parkland. To accommodate the London District Catholic School Board's preferred access requirements and the City's preferences for locating the school site from an urban design and land use compatibility perspective, in 2012 Sifton Properties sold the School Board a smaller 5 acre portion of the block severed from Block 50 by consent. This left Sifton Properties a remnant L shaped parcel, with only the strip fronting Riverbend Road capable of development for single family residential purposes.

At the time of the consent application, Sifton Properties proposed a land exchange that would permit existing parkland with frontage on Riverbend Road to enlarge the site available to them for development and put to public use as park a remnant landlocked strip of land while at the same time replacing the lost parkland.

An internal liaison process has concluded that with the exchange of land as proposed, no civic need exists for the subject City-owned property.

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

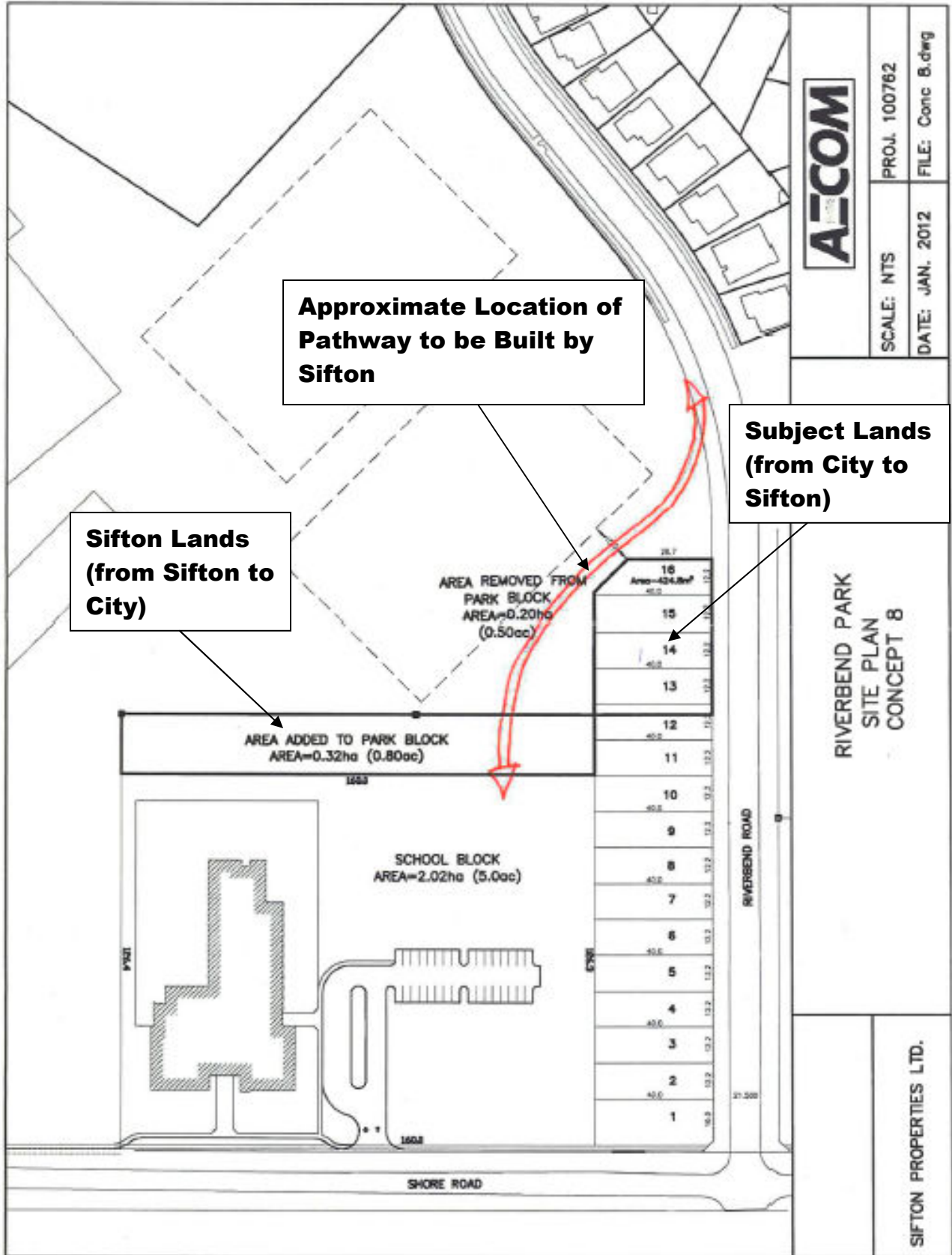
<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
<b>CHARLES ABROMAITIS SENIOR PROPERTY APPRAISER/NEGOTIATOR</b>	<b>BILL WARNER MANAGER REALTY SERVICES</b>

December 17, 2012  
Attach.

File No. P-2382

cc: David G. Mounteer, Solicitor  
Andrew Macpherson, Manager, Parks Planning and Design  
Jeff Leunissan, Manager, Development Planning  
Aaron Rozentals, Manager, Development Engineering

SCHEDULE "A"



**AECOM**

PROJ. 100762

SCALE: NTS

FILE: Conc B.dwg

DATE: JAN. 2012

RIVERBEND PARK  
SITE PLAN  
CONCEPT 8

SIFTON PROPERTIES LTD.

LOCATION MAP

