



## **Current Status of Site**

The City acquired the property in 1970 around the time the adjoining property was acquired for the PUC transformer (now London Hydro). The subject property is located on the west side of White Oak Road and zoned vacant residential land (R1-10). Realty Services has interest from both the neighbouring subdivision developer and the abutting owner to the north in purchasing this parcel.

An internal property liaison process has been completed and no objections to declaring the parcel surplus were received. The site will require a significant amount of fill to make the parcel grade level with surrounding parcels. In addition, the parcel was not included in the external areas to be internal serviced by the subdivision storm sewer. This will create the need for Permanent Private System (PPS) to ensure flows from the site are discharged to the existing 200mm storm sewer on White Oak Road to a reduced controlled rate. The site was also considered by the Housing Development Corporation (HDC) and after further investigations into the viability of the property to support new affordable housing development, it was concluded there is limited potential in that regard. Lastly, London Hydro has also been contacted regarding possible interest and they have declined in having interest in this parcel.

### *Interim Grading Requirement – Encroachment Agreement*

The neighbouring developer White Rock Village Inc. approached the City earlier this year with the request to build a temporary graded slope on the City parcel as part of their Draft Plan of Subdivision approval 39T-18505 for their abutting lands. The request was reviewed with internal stakeholders and supported by Development Services (DS). The alternative was a concrete retaining wall at the property line, which posed future issues with maintenance, repair, and liability. In July 2020, the Encroachment Agreement was finalized with White Rock Village Inc. and approved by the City Solicitor's Office. The Encroachment Agreement will be terminated pending a surplus declaration is received and a tender sale is finalized.

An internal appraisal of the property has been completed to determine the estimated fair market value of the property, which will be relied upon during disposition.

The Sale and Other Disposition of Land policy under Section 4 Methods of Sale allows for the disposition of lands through the tender process.

## **Conclusion**

The property is surplus to the needs of the City and therefore recommended to be declared surplus and sold by way of tender in accordance with the City's Sale and Other Disposition of Land Policy.

A location map and property aerial are attached as Schedule "A: for the Committee's information.

<b>PREPARED BY:</b>	<b>SUBMITTED BY :</b>
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<b>RECOMMENDED BY:</b>	
<b>ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>	

October 20, 2020  
Attach.

File No. P-2507 (2)

cc: Gary Irwin, Division Manager and Chief Surveyor, Geomatics  
Adam Salton, Manager, Zoning & Public Property Compliance  
Sachit Tataavarti, Solicitor  
Matt Feldberg, Manager, Development Services (Subdivisions)

**SCHEDULE "A"**  
**Location Map**



**Zoomed In Aerial**

