TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON NOVEMBER 2, 2020
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	DECLARE SURPLUS PORTION OF CITY OWNED LAND – 3047 WHITE OAK ROAD

#### **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 located on west side of White Oak Road, abutting the south side of 3033 White Oak Road, described as Part Lots 4 and 5, Plan 643, as in 302417, being all of PIN 08209-0084 (LT) in the City of London, County of Middlesex, as shown on Schedule "A" (the "Property"), the following actions **BE TAKEN:** 

- a) the subject property **BE DECLARED SURPLUS**; and
- b) the subject property ("Surplus Lands") **BE SOLD** by way of tender 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 vacant land. The proposed sale of the land comprises of approximately 17,405 square feet.

Estimated Area: Approx. 17,405 Square Feet (aerial measurement) / +/-

0.39 acres

Shape: Irregular

Topography: Flat and low lying, and partially covered in vegetation

and trees

Zoning: R1-10

Use: Vacant residential land

#### **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 competed 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.

PREPARED BY:	SUBMITTED BY :
ADAM OSTROWSKI	BILL WARNER
MANAGER II, REALTY SERVICES	MANAGER OF REALTY SERVICES
RECOMMENDED BY:	
ANNA LISA BARBON	
MANAGING DIRECTOR, CORPORATE	
SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER	

October 20, 2020 File No. P-2507 (2) Attach.

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

# SCHEDULE "A" Location Map



### **Zoomed In Aerial**

