

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

From: Anna Lisa Barbon, Managing Director, Corporate Services
and City Treasurer, Chief Financial Officer

Subject: 79 Glendon Drive, Middlesex Centre - Surplus Declaration

Date: February 8, 2021

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 being 79 Glendon Drive Located in the Municipality of Middlesex Centre which is legally described as Part Lot 7 BF Concession and Part Road Allowance Between BF Concession and Concession 1 closed by Bylaw 38-84 registered as 680445 being Parts 24 to 27 on Plan 33R-5930 Together With 212600, 212601 and 212602 in the geographic Township of Lobo being all of PIN 085020014, 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, in accordance with the City's Sale and Other Disposition of Land Policy.

Executive Summary

This report recommends that 79 Glendon Drive in the Municipality of Middlesex Centre to be declared surplus in order to sell (transfer) to the abutting owner which is the Municipality of Middlesex Centre.

Linkage to the Corporate Strategic Plan

Municipal Council's 2019-2023 Strategic Plan identifies "Building a Sustainable City" and "Growing our Economy" as strategic areas of focus. The recommendation in this report will support the forementioned strategic areas by declaring surplus these lands and transferring ownership to the abutting owner, generating revenue from the sale and by eliminating the maintenance costs and liability risks associated with owning a parcel of land that is no longer useful to the City through the City's Sale of Other Disposition of Land Policy.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None

1.2 Summary

79 Glendon Road is located just outside of the City limits in the Municipality of Middlesex Centre near Komoka. The parcel is approximately 0.895 acres and was previously the site of a water pumping station along with four (4) water wells dating back

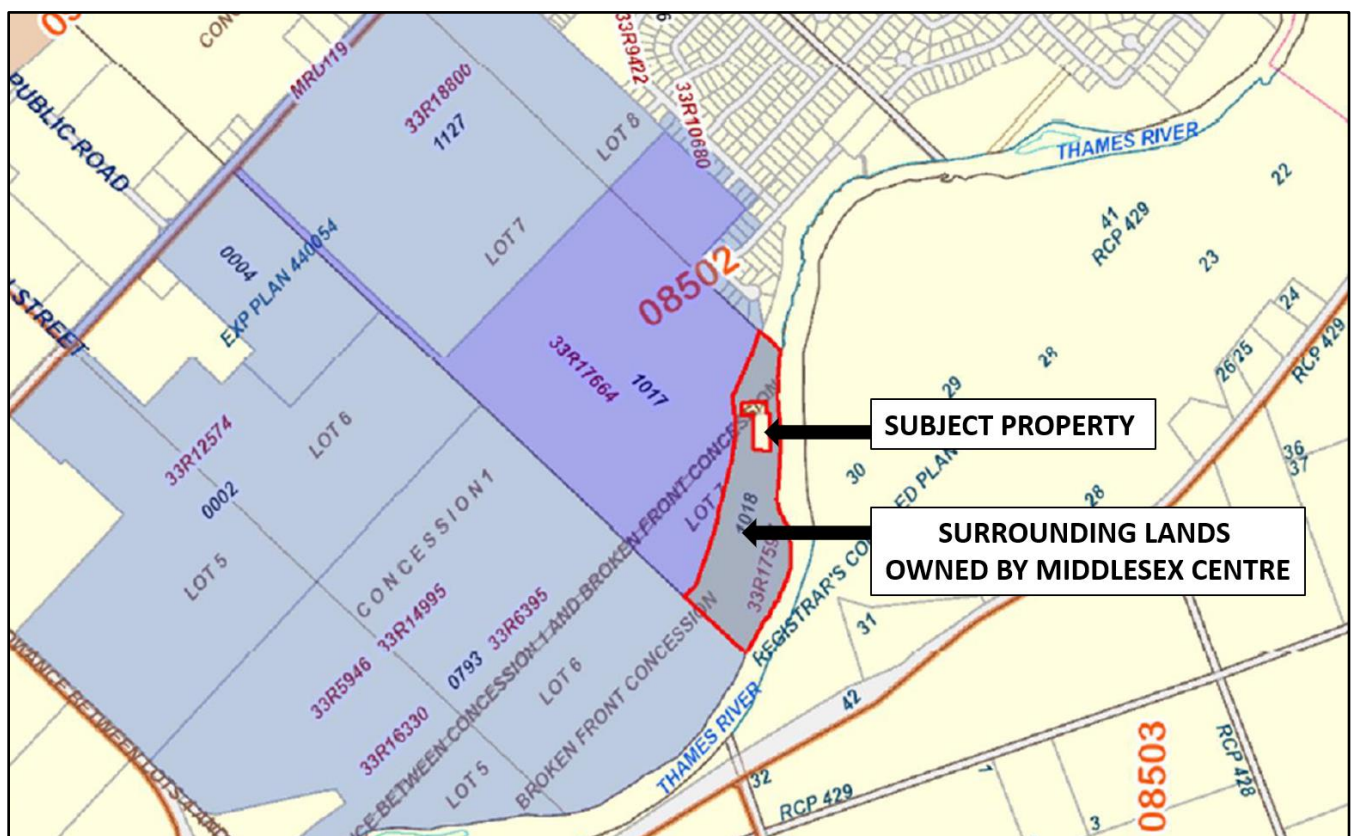
to the 1960's. The pumping station facility and underground wells have since been decommissioned and the lands have been fully restored in accordance to Ministry of Environment and Upper Thames Region Conservation Authority regulations. All restoration of the lands was finalized in September of 2004.

The property is surrounded by lands owned by the Municipality of Middlesex Centre. Access to the property is unofficially along a road called Queen Street with several deeded and unused easements which are intended to be released as part of a proposed land transfer.

In accordance with the City's Sale of Other Disposition of Land Policy, an internal property liaison circulation was circulated to determine if there is any existing or future municipal need for the land. No further City need has been identified.

A location map of the subject property is shown in Section 1.3 below.

1.3 Location Map



2.0 Discussion

On December 22, 2020 Realty Services contacted the abutting owner, Municipality of Middlesex Centre, to see if there was interest in acquiring the lands from the City. In early 2021, the Municipality responded expressing interest in acquiring this parcel.

Relying on internal appraisal staff and using the CP-9 bylaw as framework for negotiations, a fair market value will be established for the property and relied upon during disposition.

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.

3.0 Benefits to the City

As part of the transfer of the lands to Middlesex Centre, revenue will be generated to the City as part of the sale and in accordance with fair market value principles, transferring the lands will eliminate potential liability and ongoing maintenance with the lands.

3.0 Financial Impact

There are no significant cost implications to the City to declare this property surplus and transfer ownership to the Municipality of Middlesex Centre. Middlesex Centre is responsible for their own costs in terms of due diligence, legal and conveyancing costs.

Conclusion

The vacant Subject Parcel was the site of a former City owned pumping station (north of Thames River) which has now been closed, fully decommissioned, and no longer serves the City's original purpose. Through the property liaison process, no further municipal need has been identified. The benefits in declaring the lands surplus include releasing the City from lands which presently serve no utility, release of liability and maintenance, and generating some revenue as part of the transfer.

It is the recommendation of Civic Administration that 79 Glendon Drive will be declared surplus and offered for sale in accordance with the City's Sale of Other Disposition of Land Policy and transferred to The Municipality of Middlesex Centre for an amount to be determined.

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Submitted by: Bill Warner, Manager of Realty Services
Recommended by: Anna Lisa Barbon, Managing Director, Corporate Services and City Treasurer, Chief Financial Officer

cc: Gary Irwin, Division Manager and Chief Surveyor, Geomatics
Sachit Tatavarti, Solicitor I
Scott Koshowski, P.Eng , Water Operations Division
Kelly Scherr, Managing Director, Environmental & Engineering Services and City Engineer