

## 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:** Declare Surplus - Portion of City Owned Property  
330 Thames Street

**Date:** March 1, 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 property, being Parts of Lot 24 and 25, South of West King Street, further described as Part 2, Plan 33R-7407, in the City of London, County of Middlesex, the following actions be taken:

- a) the subject property **BE DECLARED SURPLUS**; and,
- b) the subject property (“Surplus Lands”) **BE OFFERED** for sale to the abutting property owner at fair market value, in accordance with the City’s Sale and Other Disposition of Land Policy.

## Executive Summary

This report recommends that a portion of the City owned 330 Thames Street property be declared surplus and sold to the adjacent condominium corporation located at 19 King Street.

## 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 aforementioned strategic areas by declaring the subject land surplus and transferring ownership to the abutting owner in accordance with the City’s Sale of Other Disposition of Land Policy, and also generate revenue from the sale and eliminating maintenance costs and liability risks associated with owning a parcel of land that is no longer useful to the City.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

February 6, 2018 – CSC – Declare Surplus and Sale 330 Thames Street (South Portion)

## 1.2 Summary

The subject property is located at the bend between Thames Street and King Street on the south east corner. The property is approximately 0.36 acres and legally described as Part Lots 24 and 25, further described as Part 2, Plan 33R-7407.

The City acquired the lands through a land transfer with the Upper Thames River Conservation Authority (UTRCA) several years ago which included a License Agreement with the condominium corporation located at 19 King Street.

The property is regulated through the UTRCA and currently improved with an underground parking facility which was constructed by the former developer of 19 King Street in the 1980's.

Additional property details are provided below.

## 1.3 Salient Property Details

Approximate Area:	Approx. +/- 15,682 Square Feet (aerial measurement) / +/- 0.36 acres.
Shape:	Rectangular
Topography:	Generally flat
Zoning:	h-3, DA2, D350
Use:	Currently an improved property with an underground parking garage.
UTRCA Regulated:	Yes, located within regulated flood control limit.

## 2.0 Discussion

The condominium corporation at 19 King Street (MCC #158) has recently contacted Realty Services to inquire if the subject property could be purchased from the City. The property currently serves two functions being a raised parkette area and a subsurface parking facility which benefits the residents at 19 King Street. As noted earlier, the lands and parking facility are currently under Licence Agreement with the City which is administered by Realty Services.

A property liaison circulation was recently completed to see if there was any municipal need, or stakeholder interest in the subject property. No municipal need or objections were received as part of the circulation.

The City's 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

The benefits in declaring the lands surplus include eliminating lawn and property maintenance obligations with the parkette area, eliminate risk and liability associated with the property and its current uses and generate revenue as part of a land sale and transfer.

## 4.0 Financial Impact

There are no significant cost implications to the City to declare the property surplus and transfer ownership to the Condominium Corporation at 19 King Street (MCC #158).

Furthermore, the condominium corporation would be responsible for its own costs in terms of due diligence, legal and conveyancing costs.

## **Conclusion**

It is therefore recommended that the subject property be declared surplus and transferred to the condominium corporation (MCC# 158) at 19 King Street for an amount to be determined in accordance with the City's Sale of Other Disposition of Land Policy.

A Location Map and Aerial of the subject property is shown as Appendix A.

The reference plan depicting the subject property is shown as Appendix B.

**Prepared by:** Adam Ostrowski, Manager II, Realty Services

**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 Tataavarti, Solicitor

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## Appendix A Location Map and Aerial

Location Map Aerial



Approximate Property Boundary Shown on Aerial

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# Appendix B Reference Plan

## Part 2 on Plan 33R-7407

Refer

