

Public Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

From: Anna Lisa Barbon, Deputy City Manager, Finance Supports

Subject: Declare Surplus - Portion of City Owned Property
Part of Carfrae Park East

Date: May 31, 2021

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to a portion of City owned parkland, known as part of Carfrae Park East, as outlined on the location map attached as Appendix A, 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 a portion of the City owned parkland known as Carfrae Park East be declared surplus and conveyed to the abutting property owner, subject to further negotiations.

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.

Strengthening our Community

- Londoners have access to the services and supports that promote well-being, health, and safety in their neighbourhoods and across the city
- London's neighbourhoods have a strong character and sense of place

Building a Sustainable City

- Londoners can move around the city safely and easily in a manner that meets their needs
- Build infrastructure to support future development and protect the environment

The recommendation in this report will support the forementioned strategic areas by declaring the subject land surplus and transferring ownership to the abutting owner, resolving a long standing in congruent property line in support a future pathway system.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None

1.2 Summary

Carfrae Park East is located in London's Old South neighbourhood between Ridout Street South and Wellington Street in proximity to Carfrae Crescent. The portion of parkland being proposed surplus is currently being used by the abutting property owner to access their property as their driveway currently traverses the lands.

Options to provide final disposition of part of the parkland was discussed with Parks and Recreational Services. Surplus declaration was determined to be the appropriate option from a planning perspective. The abutting owner is interested in acquiring the subject land in order to resolve incongruent lot lines. Discussions are ongoing with the abutting property owner and may include a land exchange for a portion of the property currently maintained by the abutting owner.

2.0 Discussion

Realty Services was contacted by Parks Planning and Operations to examine surplus declaration of the subject property in order to dispose the land to the abutting owners. The abutting owners were then contacted to see if they would be interested in acquiring the subject land and in exchange the City would acquire some of their land. Both parties are agreeable to these discussions.

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 owners through direct negotiation.

The area of the land to be declared surplus is minor in nature and approximates 218 square meters, or 2,345 square feet.

3.0 Benefits to the City

As part of the transfer of the land to the abutting owner, an incongruent lot line will be resolved in furtherance of a future pathway system. Transferring the lands will eliminate potential liability and ongoing maintenance with the land.

4.0 Financial Impact

There are no significant cost implications to the City to declare this property surplus and transfer ownership to the abutting owners. Costs may include legal and conveyance costs.

Conclusion

Part of the parkland located at Carfrae Park East is currently being used by the abutting owners to access their property.

The benefits in declaring the land surplus include releasing the City from land which presently serve no utility, release of liability and maintenance.

It is therefore recommended that the subject property be declared surplus and transferred to the adjacent property owners, subject to a negotiated outcome in accordance with the City's Sale and Other Disposition of Land Policy

A location map of the subject property is shown on Appendix A.

A sketch detailing the subject site and parts to be conveyed is shown on Appendix B.

Prepared by: Bryan Baar, Manager II, Realty Services

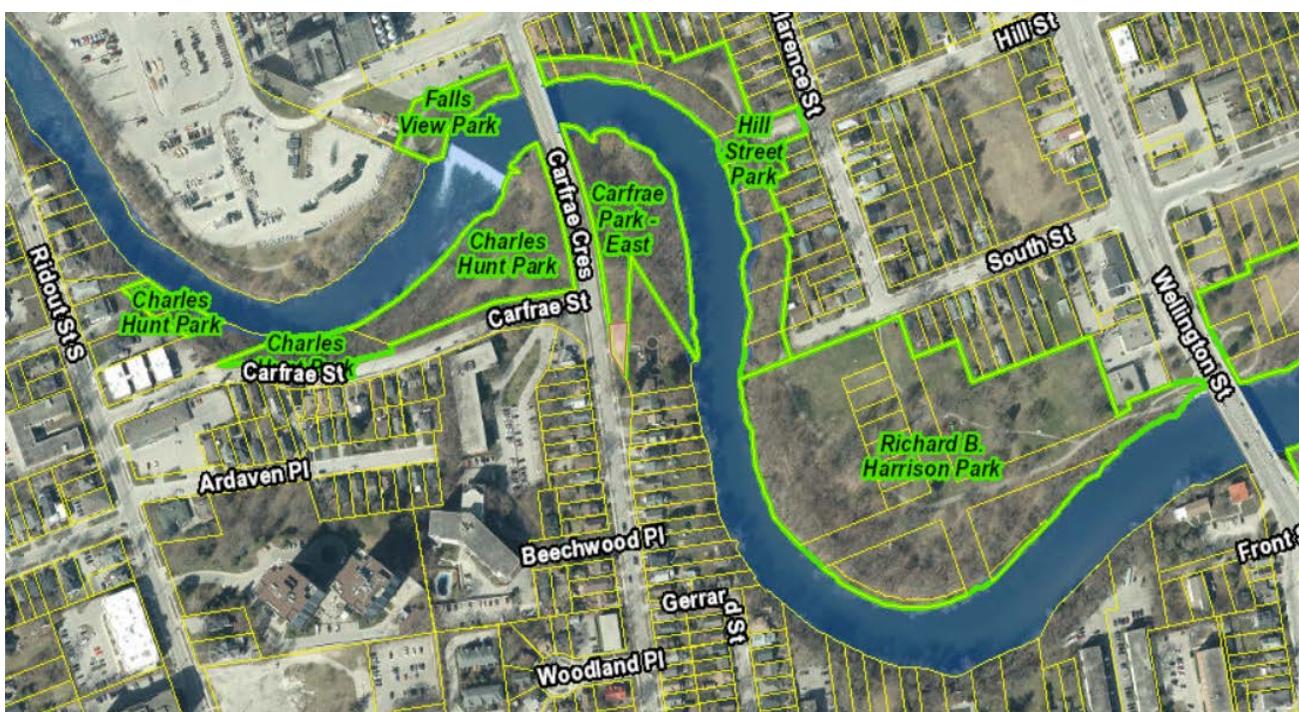
Submitted by: Bill Warner, Director, Realty Services

Recommended by: Anna Lisa Barbon, Deputy City Manager, Finance Supports

cc: Andrew Macpherson, Division Manager, Parks Planning & Operations
Sachit Tataavarti, Solicitor

File No. P-2454
May 19, 2021

Appendix A - Location Map



Appendix B – Subject Property Outlined in Red

