

Report to Corporate Services Committee

To: Chair and Members
Corporate Services Committee

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

Subject: Declare Surplus - City Owned Property
2 Saunby Street

Date: July 26, 2021

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to City owned property, located at 2 Saunby Street, further described as Part 1, Plan 33R-20979, the following actions be taken:

- a) the subject property **BE DECLARED SURPLUS**; and,
- b) the subject property ("Surplus Lands") **BE SOLD**, in accordance with the City's Sale and Other Disposition of Land Policy.

Executive Summary

This report recommends that the City owned two-unit dwelling (Duplex) located at 2 Saunby St, London be declared surplus and sold by way of tender, in accordance with the City's Sale and Other Disposition of Land Policy.

The subject property was purchased in support of the West London Dyke Project and Parks Pathway Improvements along the Thames Valley Corridor.

Upon acquisition of the subject property a portion of the property was identified for retention which has been detailed on a deposited reference plan.

The subject property is the remaining land and improvements no longer required for a municipal purpose. The subject property is net of the lands to be retained.

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 property surplus as the first step in ultimately transferring ownership to a successful proponent, recovering previous acquisition expenditures in support of identified municipal needs, and by eliminating the maintenance costs and liability risks associated with the City owning a two unit dwelling residential that is no longer required by the City in accordance with the City's Sale of Other Disposition of Land Policy.

The original acquisition provides key multi-use pathway connections in the area, provides for Natural Heritage Conservation and added flood control measures as supported by Parks and the Upper Thames River Conservation Authority (UTRCA).

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Corporate Services Committee November 16, 2020 Property Acquisition 2 Saunby Street for Natural Heritage Open Space

1.2 Summary

2 Saunby Street is legally described as Part 1, Plan 33R-20979, Being the part of PIN 082470126 (LT) in the City of London, County of Middlesex.

The subject property is located in the southeast quadrant of Saunby Street and Gunn Street, west of Thames River. The subject property is irregular shaped interior lot, approximately 9,905.54 square feet and is improved with a building and two self contained dwellings. The improvements were built in 1956 as a single-family dwelling which was later converted to a duplex with approximately 2,540 square feet of livable space. The land is zoned as R2-3(2).

The subject property maintains two actively managed tenancies, one on the main floor unit, and one in the basement unit.

The subject property was acquired by the city in January 2021 with the intention to sever a portion of the subject's land zoned as open space (OS4), approximately 0.395 acres, west of Thames River to be used for pedestrian trail which is part of Phase 7 of West London Dyke project. The City has now completed the severance needed for the trail and park development and the remainder parcel along with the improvement can be sold to a successful proponent by the way of tender, in accordance with the City's Sale and Other Disposition of Land Policy.

The proposed method of sale is via tender but should this method of sale not be successful other methods of sale may be considered in accordance with the City's Sale and Other Disposition of Land Policy

2.0 Discussion

The West Long Dyke Project

The City is currently in the process of completing construction for Phase 7 of the West London Dyke project (the "Project") which is located along the western bank on the Thames River and in the vicinity of Oxford Street West and the railway bridge which is owned and operated by CP Rail. The project will enhance flood protection and provide the added benefit of new multi-use pathway connections along the Thames River under Oxford Street West.

The previous landowner of the 2 Saunby Street was unwilling to sell required portion of the land. As a result, the subject parcel along with the improvement was acquired by the city in January 2021 as a total buy-out. After the severance of the required portion of the property, the city no longer needs the remainder land portion and the improved 2-unit dwelling.

The City Sale and Other Disposition of Land policy under Section 4.14 Methods of Sale allows for the disposition of lands by public tender.

The area of the lands to be declared surplus approximates 920.26 square meters or 9,905.54 square feet. The improved building has approximately 235.97 square meters or 2,540 square feet of liveable area.

3.0 Benefits to the City

As part of the future sale of the lands to a successful proponent, some of the previous acquisition expenditures are expected to be recovered in accordance with fair market value principles. Selling the lands will also eliminate potential liability and property management activities associated with the current tenancies and ongoing maintenance of the lands.

4.0 Financial Impact

There are no significant cost implications to the City to declare this property surplus and sell to a successful proponent. Participants in the tender process will be responsible for their own costs in terms of due diligence, legal and conveyancing costs.

Conclusion

The entire subject property with land and improvement was acquired by city as a total buy-out in January 2021. As the severance of the property has been completed to meet requirements for the West London Dyke project, the remainder land and improved property can be declared surplus. The subject property is currently partially tenanted and requires regular maintenance and upkeep.

The benefits in declaring the remainder land and building surplus include releasing the City from liability and maintenance and generating some revenue as part of the transfer.

It is therefore recommended that the subject property be declared surplus and transferred to successful tenderer in accordance with the City's Sale of Other Disposition of Land Policy.

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

A Reference Plan detailing the subject property and the part to be declared surplus is shown as Appendix B.

Photos of the subject property is shown as Appendix C.

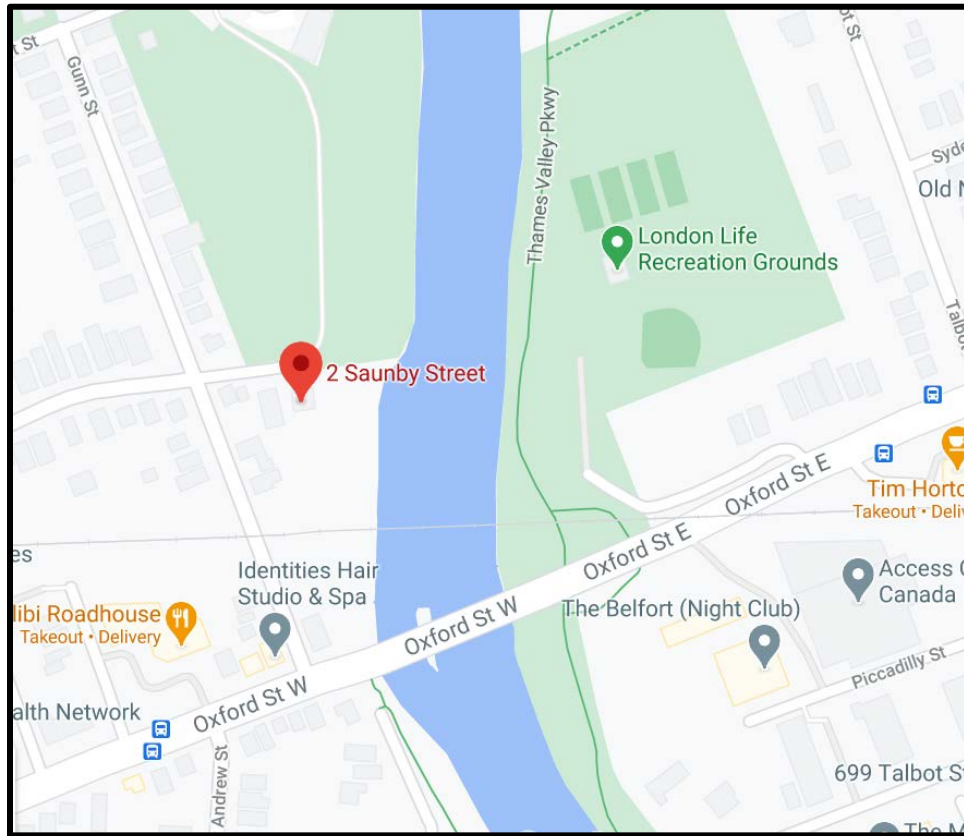
Prepared by: Bryan Baar, Manager II, Realty Services

Submitted by: Bill Warner, Director, Realty Services

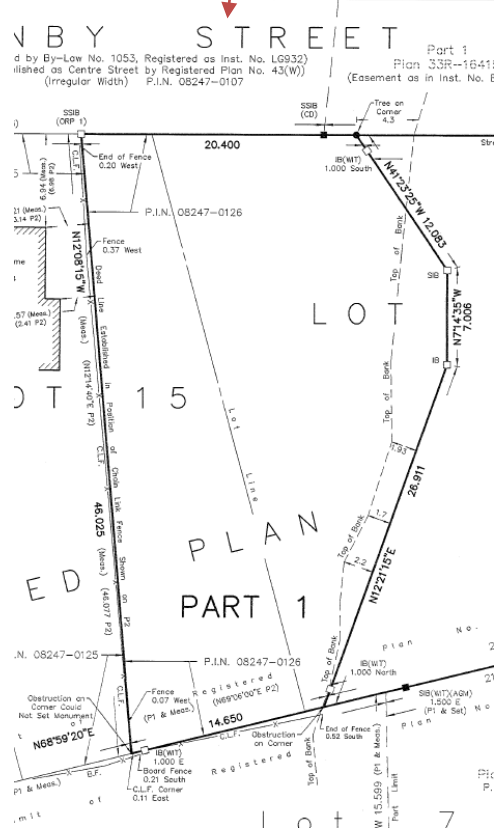
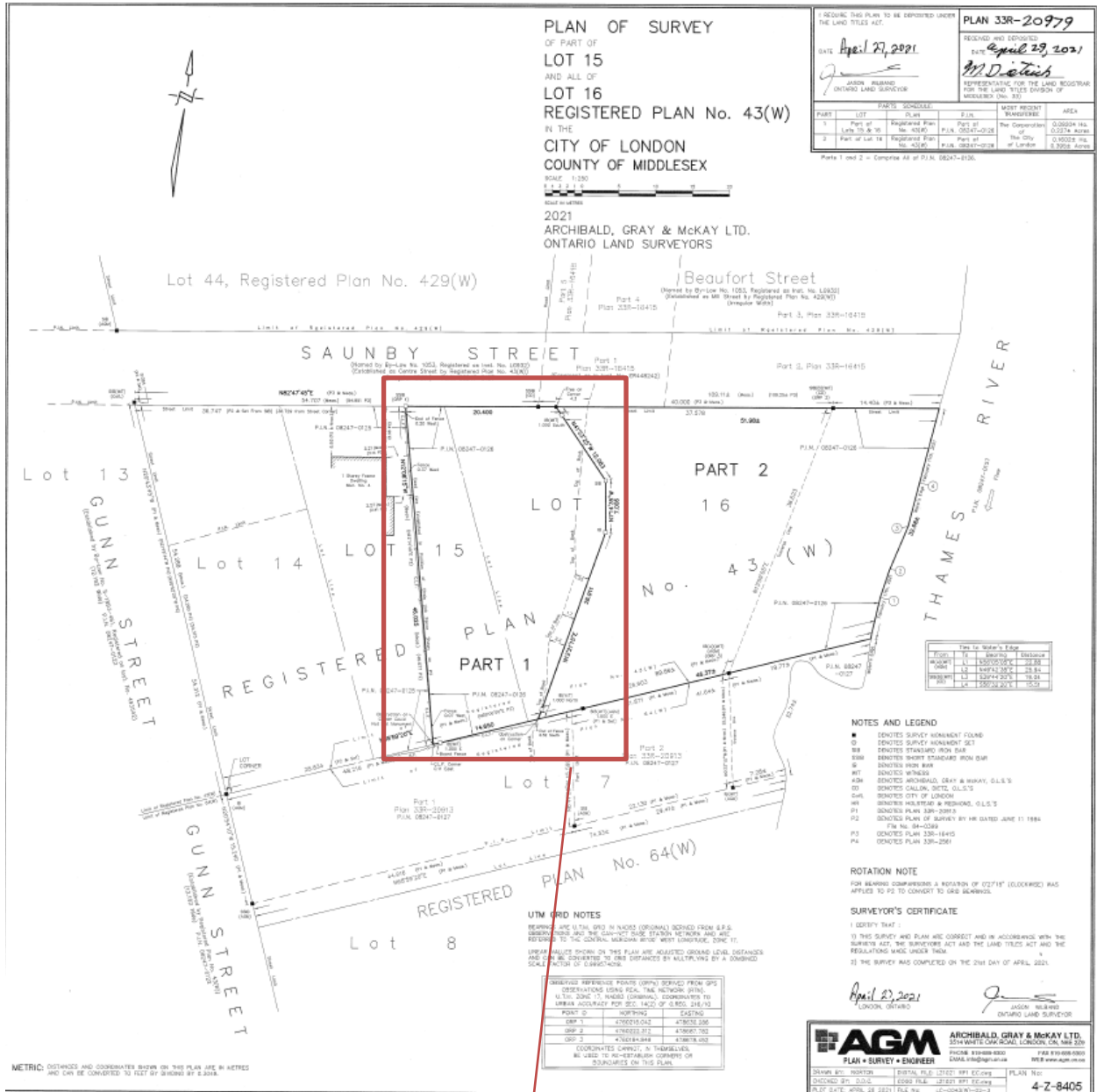
Recommended by: Anna Lisa Barbon, Deputy City Manager, Finance Supports

cc: Gary Irwin, Division Manager and Chief Surveyor, Geomatics
Sachit Tatavarti, Solicitor
Andrew Macpherson, Division Manager, Park Planning and Operations

Appendix A Location Map



Appendix B Reference Plan – Part 1, Plan 33R-20979



Appendix C Photos of Property



Front of Property



Front Elevation



Front Elevation



West Elevation



East Elevation



East Elevation



Rear Elevation



Interior View - Unit 1



Interior View - Unit 1