

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE
	MEETING ON JUNE 18, 2013
FROM:	BILL WARNER MANAGER REALTY SERVICES
SUBJECT:	DECLARE SURPLUS CITY OWNED LAND UNTRAVELED NORTH SOUTH SECTION OF LOGANS WAY

RECOMMENDATION

That, on the recommendation of the Manager Realty Services, with respect to the north south section of Logans Way, legally described as Parts 1 through 4, Registered Plan 33R-18496, as shown on Schedule "A" attached, the following actions **BE TAKEN**:

- a) the subject property **BE DECLARED SURPLUS**;
- b) Parts 1 and 2 of the subject property **BE OFFERED** to the former owner Sifton Properties Limited at fair market value, failing which it will be tendered for sale in accordance with the Sale and Other Disposition of Land Policy; and
- c) Parts 3 and 4 of the subject property **BE CONVEYED** to the abutting owners at fair market value.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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March 19, 2013 Civic Works Committee - Closing of Logans Way

BACKGROUND

The subject property is a closed road allowance located on Logans Way just east of Riverbend Road in the mid-west section of the City of London. The subject property is approximately 12,632 square feet in size (0.29 acres) with no improvements located on the site. The site is level in grade, is rectangular in shape with associated day lighting corners and has frontage from two roads to the north and south of the property. The property is located in the centre of a new single family subdivision with development scheduled on lands to the west of the property. To the east the properties are existing houses built between 2008 and 2009.

Due to an approved change in the street layout, the north-south link of Logans Way will no longer be required for public travel or any other public purpose. This portion of the untraveled road has been closed by by-law, being By-law S.-5556-130.

The subdivision was developed by Sifton Properties Limited who had formerly dedicated the road allowance to the City as a condition of site plan approval. In this context the former owner's rights are being considered thus providing Sifton Properties Limited an option to purchase the subject property for fair market value to be determined via an appraisal. Although there is no City of London policy for guidance of transferring surplus lands to former owners, it is the practice and policy of many other municipalities in Ontario and also for Province of Ontario Ministries.

The subject property is mostly rectangular but includes day lighting corners associated with the former road allowance. These day lighting corners are to be offered to the abutting owners to provide for uniformity amongst the building lots within the subdivision.

Subject properties development will be subject to rezoning and land division consent.

A general locational map has been included as Schedule "B" for reference.

Conclusion

The former road allowance has been closed by by-law and there is no further municipal need for the property. The land therefore should be declared surplus to the needs of the City and subsequently sold for fair market value.

PREPARED BY:	RECOMMENDED BY:
BRYAN BAAR MANAGER REALTY OPERATIONS	BILL WARNER MANAGER REALTY SERVICES

May 28, 2013
Attach.

File No. P-1700 (152)

cc: Harvey Filger, Director of Corporate Investments & Partnership
Gary Irwin, Chief Surveyor
David G. Mounteer, Solicitor II
Edward Soldo, Director of Roads and Transportation

Schedule "A"

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 33R- 18496

RECEIVED AND DEPOSITED

DATE JANUARY 24, 2013

DATE JAN 25 2013


ROBERT D. STIRLING, O.L.S.

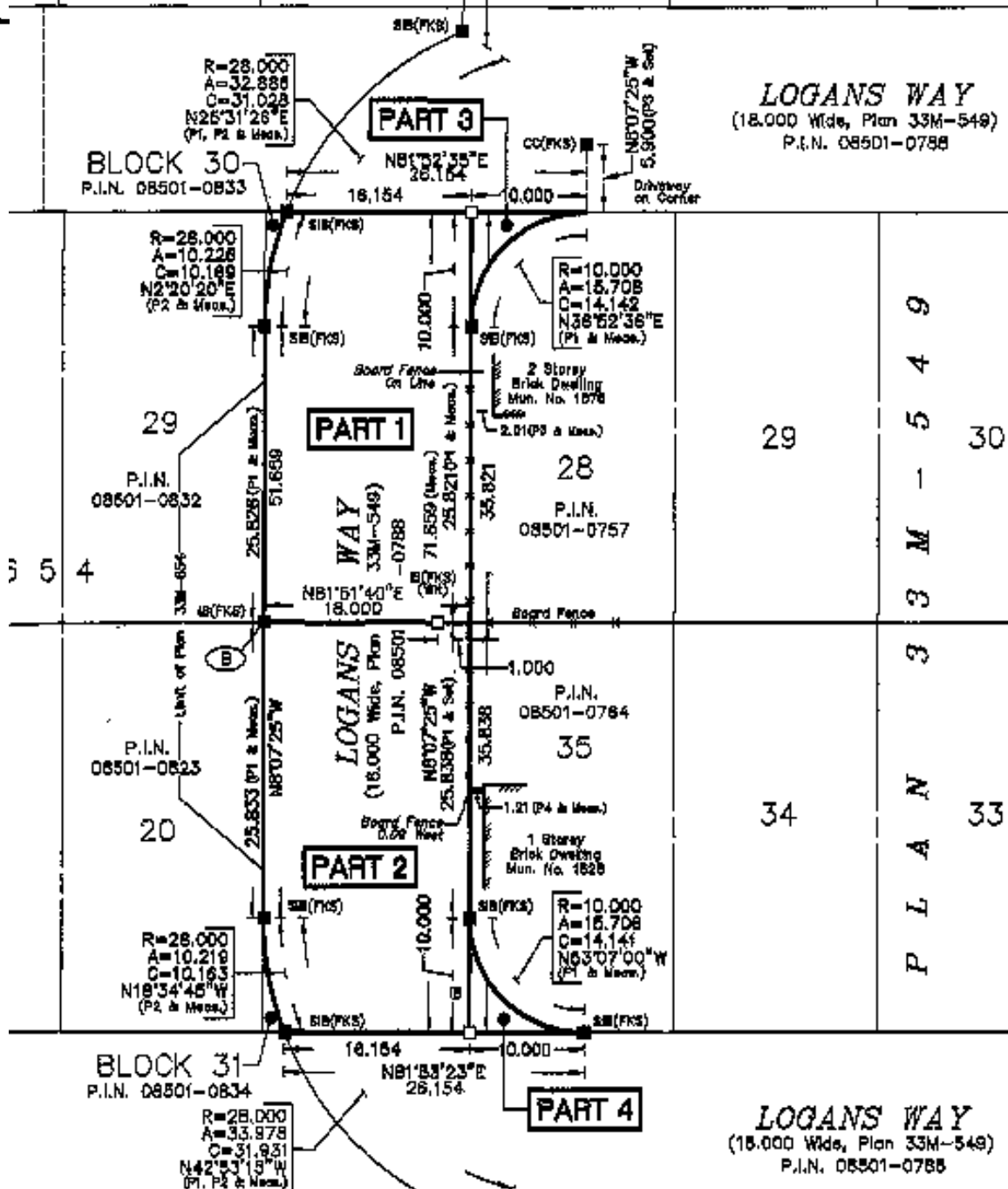
P. KENNEDY FISCHER

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX (No. 33)

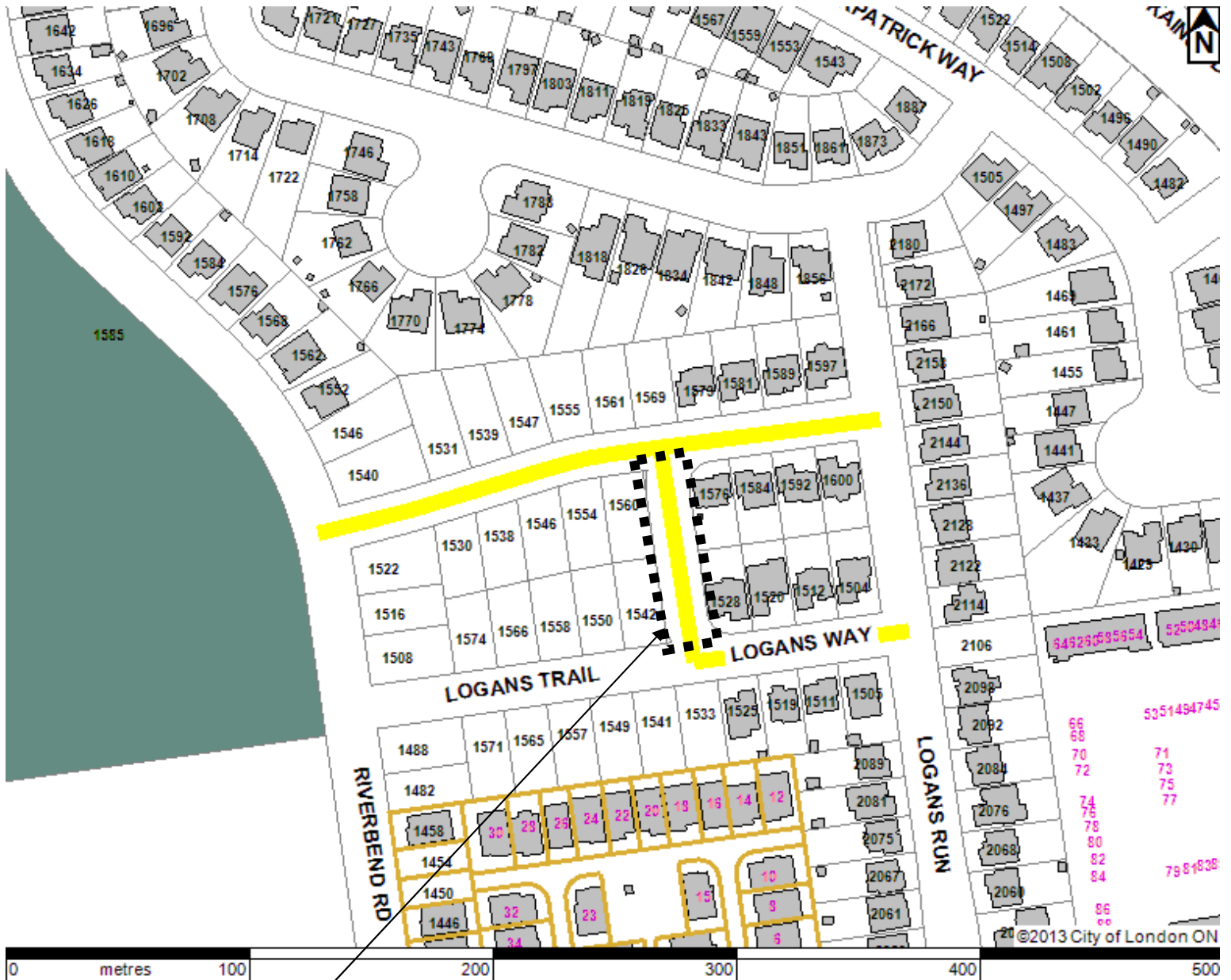
PARTS SCHEDULE:

PART(S)	LOT(S)	CON. / PLAN	PARCEL / P.I.N. / INST.
1	Part of Logans Way	Plan 33M-549	Part of P.I.N. 08501-0788
2			
3			
4			

PARTS 1, 2, 3 AND 4 COMPRISE PART OF P.I.N. 08501-0788



Schedule "B" – General Location Map



Closed Road Allowance