

## 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  
Part of Cheapside Street, Adjacent 137 Clemens Street

**Date:** February 28, 2022

## 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 legally described as Part Lot 475, Plan 490, as in 265802 London/London Township, located along Cheapside Street adjacent 137 Clemens Street, 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 land along Cheapside Street, adjacent to 137 Clemens Street be declared surplus and disposed of in accordance with the City’s Sale and Other Disposition of Land Policy.

The abutting owner of 1101 Cheapside Street is proposing to build a single-family dwelling on lands they own that abut the subject property. The subject property would assist the owner of 1101 Cheapside Street in carrying out their potential plans.

The subject property is a portion of rectangular strip of land 20 feet wide x 23 feet deep (Appendix A) and is no longer required for a municipal purpose.

## 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 aforementioned strategic areas by declaring the subject property surplus as the first step in ultimately transferring ownership to the abutting owner of 1101 Cheapside Street.

A property liaison was completed and responses are further detailed in this report. The land will be disposed of in accordance with the City's Sale and Other Disposition of Land Policy.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

None

#### **1.2 Summary**

Part of Cheapside Street adjacent to 137 Clemens Street is located west of Clemens Street and is legally described as as Part Lot 475 Plan 490, as in 265802 London/London Township.

The subject property is a rectangular shaped parcel, approximately 460 square feet in size. The land is currently part of the City's right of way and is zoned as R1-6 - restrictive residential zone. The subject parcel is located behind 137 Clemens Street and is surplus to the municipal needs of the City. A strip of the lands owned by the City will be retained for road widening and a pedestrian sidewalk connection. This land has no viability to be developed on its own.

The abutting owner reached out to Realty Services stating an interest in purchasing the subject parcel as it would potentially make their lot more viable for a single-family dwelling development.

The lands will be transferred to the abutting owner at fair market value in accordance with the City's Sale of Other Disposition of Land Policy. The sale will be on an as is basis with no future guarantee of the assembled parcels viability for future development.

### **2.0 Discussion**

On October 20, 2021 Realty Services was contacted by the property owner of 1101 Cheapside Street to see if they would be able to acquire the subject land from the City to develop their parcel as single family dwelling.

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 lands to be declared surplus is minor in nature and 20 feet wide x 23 feet deep and with area 460 square feet.

### **3.0 Benefits to the City**

As part of the transfer of the lands to the abutting owner, future tax revenue may be generated. The sale will be in accordance with fair market value principles. Transferring the lands will eliminate potential liability and ongoing maintenance with the lands.

## 4.0 Financial Impact

There are no significant cost implications to the City to declare the property surplus and transfer ownership to the owner of 1101 Cheapside Street in accordance with the City's Sale and Other Disposition of Land Policy. The Purchaser will be responsible for their own costs in terms of due diligence, reference plans, legal and conveyancing.

## Conclusion

The subject land subsequent to a liaison process are surplus to the needs of the municipality net of lands to be retained.

The benefits in declaring the subject land surplus include releasing the City from liability and maintenance and generating potential future revenue as part of the transfer.

It is therefore recommended that the subject property be declared surplus and transferred to owner of 11 Cheapside Street 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.

**Prepared by:** Bryan Baar, Manager II, Realty Services

**Submitted by:** Bill Warner, Director of Realty Services

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

cc: Gary Irwin, Division Manager and Chief Surveyor, Geomatics  
Sachit Tataavarti, Solicitor

File No. P-2574  
February 14, 2022

**Appendix A Location Map – Area to be Declared Surplus**



*The subject land is shaded Red*



*The subject land is shaded Red (Zoomed-in map)*