

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON JULY 23, 2013
FROM:	BILL WARNER MANAGER, REALTY SERVICES
SUBJECT:	DECLARE SURPLUS CITY OWNED PROPERTY – 337 RIDGEWOOD AVENUE

RECOMMENDATION

That, on the recommendation of the Manager Realty Services, with respect to the vacant City owned property, municipally known as 337 Ridgewood Avenue, described as Parts 1, 2, Lot 39, Plan 783, measuring approximately 55' X 124' (16.764 m x 38.054 m), containing an area of approximately 6,865 square feet (638 square meters), the following actions be taken:

- a) the subject property **BE DECLARED SURPLUS**; and
- b) the subject property **BE OFFERED** for sale to the abutting property owners at fair market value, failing which it will be tendered for sale in accordance with the Sale and Other Disposition of Land City Policy.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Board of Control Report August 25, 2010 City Purchase of 337 Ridgewood Crescent

BACKGROUND

Area: 6,865 square feet
Zoning: R1-9

Background

The subject land was acquired by the City on October 15, 2010 for the purpose of establishing an overland flow route and for the construction of a storm sewer which runs directly through the property.

In order to facilitate the construction of the new storm water sewer line, the residential building was moved off site by Habitat for Humanity and placed on another residential lot located within in the City. Construction of the sewer is now complete and the land has been restored.

An internal liaison process has concluded that no Civic need exists for the subject property.

The two abutting property owners have expressed an interest in acquiring a portion each of the subject lands, alleviating the City from all landscaping costs and liability associated with the upkeep of the land.

The original parcel will be severed into two new parcels and both parcels will be encumbered by a storm sewer easement in favour of the City. Considering the property will be encumbered by an easement and no buildings will be permitted, the highest and best use of the property is a site amalgamation with the adjoining residential properties and used for greenspace.

Conclusion

The property is surplus to the needs of the City and should therefore be declared surplus and subsequently sold to the abutting property owners at fair market value in keeping with the Sale and Other Disposition of Land City Policy.

A location map is attached for the Committee's information.

PREPARED BY:	RECOMMENDED BY:
RON GASPARETTO PROPERTY CO-ORDINATOR & NEGOTIATOR	BILL WARNER MANAGER, REALTY SERVICES

July 4, 2013
Attach.

File No. P-2321 (2)

cc: David G. Mounteer, Solicitor

Location Map

