

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 Road Allowance
Princess Street

Date: July 25, 2022

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports and on the advice of the Director, Realty Services, with respect to a portion of City owned property being Part 1 and Part 2, Plan 33R-21307, west of Pond Mills Road and further known as being part of Princess Street on Registered Plan 380, in the City of London, County of Middlesex (the "Subject Property"), 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, in accordance with the City's Sale and Other Disposition of Land Policy.

Executive Summary

This report recommends that a portion of Princess Street being Part 1 and Part 2, Plan 33R-21307, be declared surplus and sold to the adjacent property owners located at 123 Pond Mills Road and 129 Pond Mills Road in accordance with the City's Sale and Other Disposition of Land Policy.

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.

The recommendation in this report will support the aforementioned strategic areas by declaring the subject land surplus and transferring ownership to the abutting owners in accordance with the City's Sale of Other Disposition of Land Policy, and also generate revenue from the sale and eliminating maintenance costs and liability risks associated with owning a parcel of land that is no longer useful to the City.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None

1.2 Summary

The Subject Property is located at the bend of Pond Mills Road between Cleveland Avenue and Ailsa Place. The property is approximately 0.445 acres and legally described as Part 1 and 2 on Plan 33R-21307 and part of Princess Street, which is a vacant untravelled road allowance.

Princess Street was established by Registered Plan 380 which was registered May 1, 1880. The street was never constructed, and the abutting properties are accessed from other streets. Part of the westerly half of Princess Street was previously closed and now forms part of Middlesex Standard Condominium 764 but the easterly portion of the road allowance continues to lay dormant.

Additional property details are provided below.

1.3 Salient Property Details

Approximate Area:	0.445 acres / 1801.97 square metres /19,396 square feet
Shape:	Rectangular
Topography:	Generally flat with topography dropping at the rear of the lands.
Zoning:	R5-4, R9-7, R3-1, R5-1, T-64, H38 Residential
Official Plan	Neighbourhood
Current Use:	Vacant / Untravelled Road Allowance
UTRCA Regulated:	Rear portion is regulated by the UTRCA

2.0 Discussion

An application has been received on behalf of Bluestone Properties Inc. (under the corporate name Pond Mills Developments Inc.) to close and purchase the subject portion of Princess Street so that it can be added to their abutting lands located at 129 Pond Mills, in support of a proposed re-development. As a prerequisite to the conveyance, the property needs to be legally closed as public highway and declared surplus. A report to the Civic Works Committee with the application to close the subject portion of Princess Street is being presented on July 26, 2022.

The road allowance is not travelled and is not needed for future public use. There are no utilities or property owners that are directly impacted by the closing. A property liaison circulation was recently completed to see if there was any municipal need, or stakeholder interest in the subject property. No municipal need or objections were received as part of the circulation.

As part of the road closing application process, abutting property owners were notified in February and March 2022 of the road closing and potential disposition of the Subject Property by way of a Notice circulation. As part of the Notice circulation, only one (1) additional property owner (123 Pond Mills) had also expressed interest in acquiring the Subject Property.

In discussion with both interested property owners, a portion of the Subject Property could be subdivided to accommodate their interest on an equitable basis, which is reflected in the recently completed Reference Plan showing Part 1 and Part 2, Plan 33R-21307. Pending Council's approval to the Surplus Declaration herein and approving the Road Closing for Princess Street, purchase agreements would be drafted

where Part 1 would be offered to Pond Mills Developments Inc. and Part 2 would be offered to the property owner at 123 Pond Mills Road (see Appendix B and C). The purchase price would be based on Fair Market Value (FMV) and the final sale to both abutting property owners would be subject to final Council approval.

3.0 Benefits to the City

The benefits in declaring the lands surplus include eliminating maintenance obligations, eliminate risk and liability associated with the Subject Property and its current uses as well as generate revenue as part of a future land sales and transfer.

4.0 Financial Impact

There are no significant cost implications to the City to declare the property surplus and the terms of any sales will be the subject of the separate report to the Corporate Services Committee.

Conclusion

Princess Street is not travelled and is not required for future public use by the City. All abutting properties are accessible from other streets. It is therefore recommended the closed road allowance be declared surplus and sold under the City's Sale and Other Disposition of Land Policy under Section 4 Methods of Sale allowing for the disposition of lands through direct negotiation with the two abutting property owners. A Location Map and Aerial of the subject property is shown as Appendix A.

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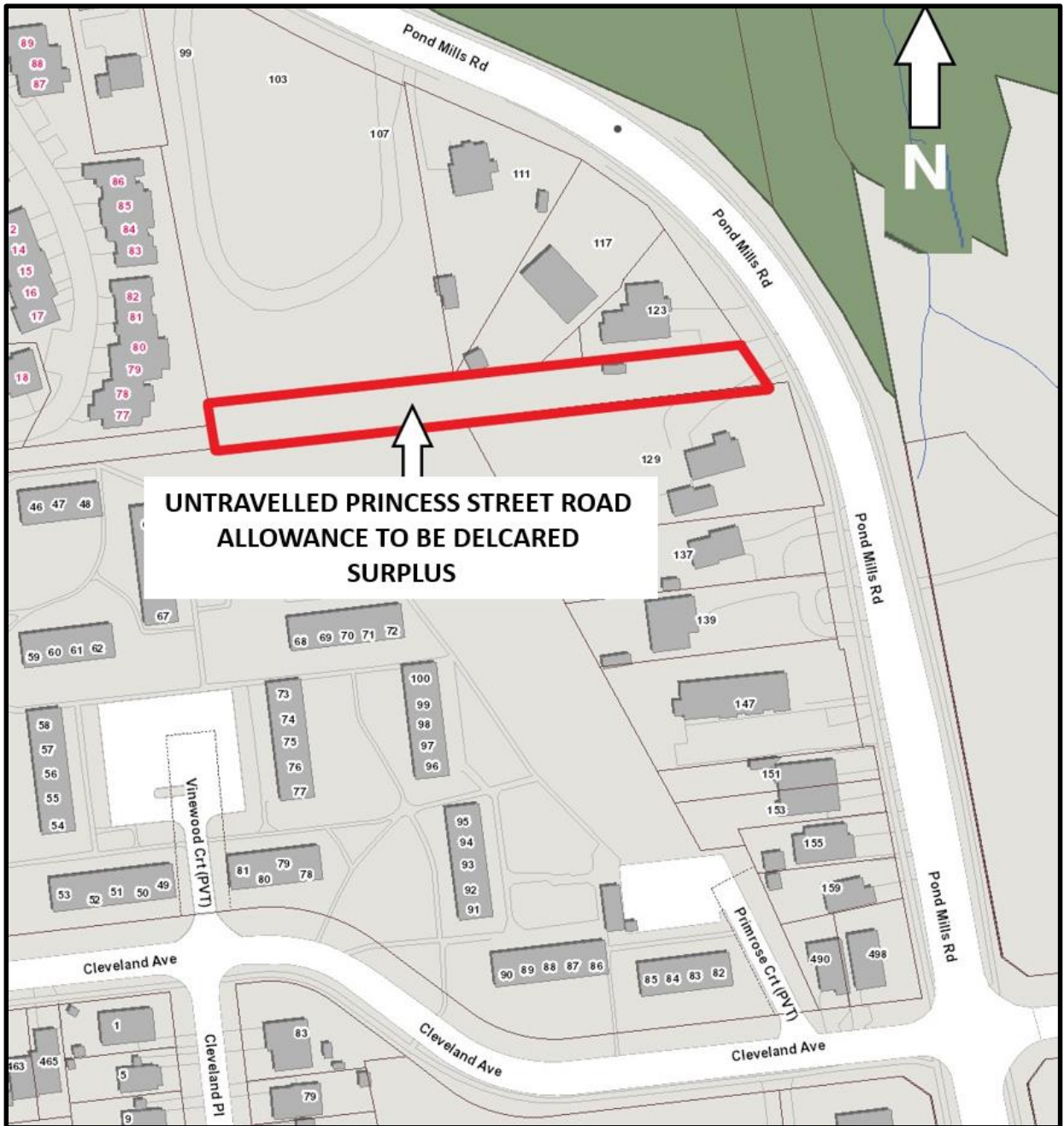
An Aerial of the Subject property is shown as Appendix B

The reference plan depicting the Subject Property is shown as Appendix C.

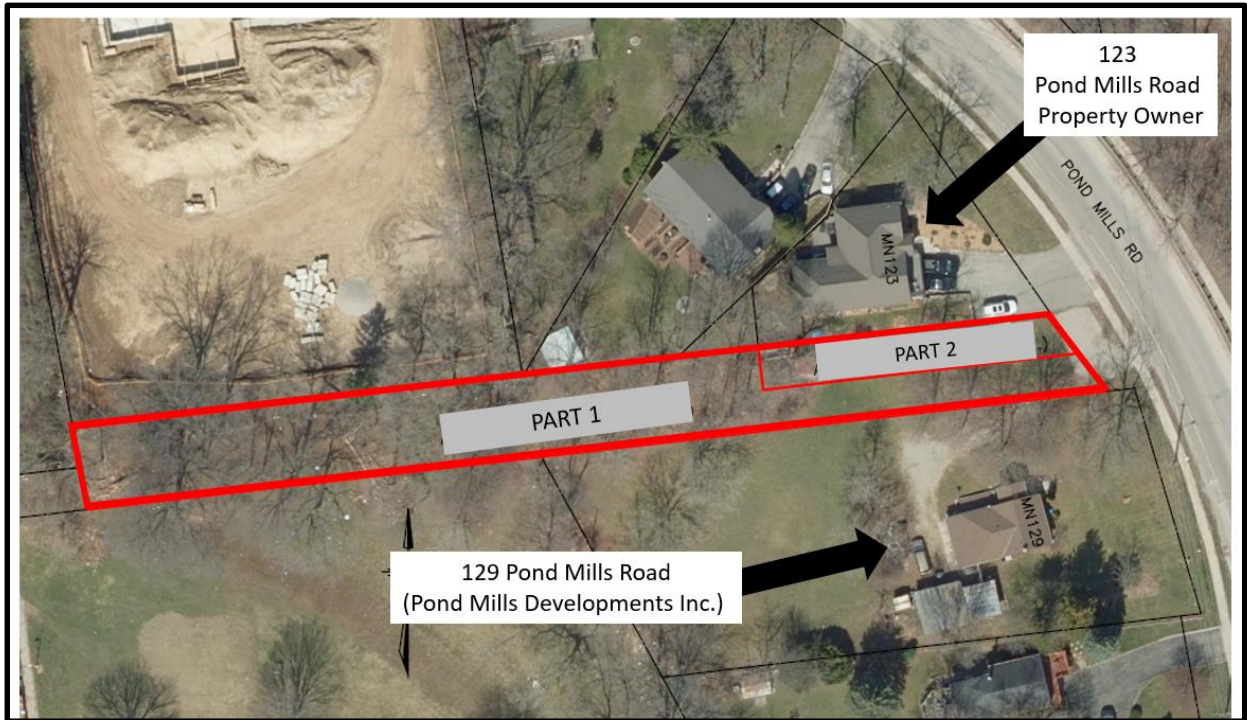
Prepared by: Adam Ostrowski, Manager II, Realty Services
Submitted by: Bill Warner, AACI, Papp, Director of Realty Services
Recommended by: Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

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

Appendix A Location Map



Appendix B Aerial



For Illustration Purposes

Appendix C Reference Plan

