

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 181 Hamilton Road

Date: November 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 28, S Hamilton Road, N/E Grey Street, Plan 176 (E), in the City of London, County of Middlesex, being part of PIN # 08313-0062, municipally known as 181 Hamilton Road adjacent 580 Grey 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 Hamilton Road, adjacent to 580 Grey Street, be declared surplus and disposed of in accordance with the City's Sale and Other Disposition of Land Policy.

The abutting owner of 580 Grey Street, the Thames Valley District School Board, currently licences the subject property from the City for use as outdoor amenity space. The subject property would assist the owner in completing expansion plans for the Aberdeen Public School renovation, which includes new Accessibility for Ontario Disabilities Act (AODA) elevators and parking lot.

The subject property is a portion of a regular interior land parcel located on the south side of Hamilton Road west side of Adelaide Street (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 580 Grey Street.

A property inquiry liaison report 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

The subject property is located at 181 Hamilton Road and is an irregular shaped parcel, approximately 0.1 acres in size. The land is currently part of the City's right of way and is zoned as BDC – Business District Commercial zone. The subject parcel is located at the Northeast corner of the School property 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.

The abutting owner Thames Valley District School Board contacted Realty Services stating an interest in purchasing the subject parcel to assist in completing expansion plans for the Aberdeen Public School renovation which includes new AODA elevators and parking lot.

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.

2.0 Discussion

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 0.1 acres in size.

3.0 Benefits to the City

The sale will be in accordance with fair market value principles translating into sales proceeds to the benefit of the municipality. 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 Thames Valley District School Board 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 plan, 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 revenue as part of the transfer.

It is therefore recommended that the subject property be declared surplus and transferred to the Thames Valley District School Board 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-2527
October 31, 2022

Appendix A - Location Map – Area to be Declared Surplus

The subject land is outlined in red

