

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 641 Queens Avenue

Date: January 30, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to a portion of City owned property municipally known as part of 641 Queens Avenue, legally described as Part Lot 9, Plan 390(3rd), in the City of London, to be further described in a reference plan to be deposited, being Part of PIN 08281-0248 and further shown on the Location Map attached as Appendix A (the “Subject Property”), the following actions be taken:

- a) the Subject Property **BE DECLARED SURPLUS**; and,
- b) the Subject Property **BE OFFERED** for sale in accordance with the City’s Sale and Other Disposition of Land Policy.

Executive Summary

The Subject Property is a vacant unused parcel of land with no connected function of the abutting municipal parking lot. This report recommends that part of 641 Queens Avenue be declared surplus and sold 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 and Strengthening Our Community by helping to provide housing stability for all Londoners

The recommendation in this report will support the aforementioned strategic areas by declaring part of the subject land, being approximately .032 acre of business / commercial land as surplus in accordance with the City’s Sale of Other Disposition of Land Policy.

The sale of surplus lands will generate revenue from the sale and eliminate maintenance costs and liability risks associated with owning a parcel of land that is no longer required by the City.

Analysis

1.0 Background Information

1.1 Summary

The Subject Property is a vacant unused parcel, currently fenced, with no connected function of the abutting municipally owned parking lot. There is no plan to connect this unused parcel to the currently operated municipal parking lot.

In November 2022 an internal Property Inquiry Liaison Report (PILR) was circulated to determine if there was any existing or future municipal need for the Subject Property and no interest or objections were received as part of the PILR circulation.

Additional property details are provided below.

1.2 Salient Subject Property Details:

Approximate Area:	1,415 sq. ft (+/- 0.03 acres)*
Frontage:	23.9 feet (approx.)*
Depth:	59.2 feet (approx.)*
Shape:	Rectangular
Topography:	Generally flat with trees
Zoning:	BDC(17) Business District Commercial Zone
Official Plan	Neighbourhood
Current Use:	Vacant

**area subject to final reference plan survey.*

2.0 Discussion

As noted earlier, the Subject Property is a vacant unused parcel of land with no connected function of the abutting municipal parking lot. The parcel was also previously used as a volunteer tree nursery through a local community association, however has since been abandoned due to the lack of volunteers.

3.0 Benefits to the City

The benefits in declaring the land surplus include eliminating City maintenance obligations, eliminate risk and liability and generate revenue as part of a future land sale and municipal property taxes once assessed.

4.0 Financial Impact

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

Conclusion

The lands referred to as a portion of the City owned land located at 641 Queens Avenue (the Subject Property) is a vacant unused parcel with no connected function of the abutting municipal parking lot. An internal Property Inquiry Liaison Report (PILR) was circulated and there was no interest in this parcel or any objections received.

The Civic Administration is recommending to declare the Subject Property as surplus and be sold in accordance with the City's Sale and Other Disposition of Land Policy.

A Location Map and Aerial of the subject property is shown as Appendix A.

Prepared by: Adam Ostrowski, Manager II, Realty Services

Submitted by: Bill Warner, AACI, Papp, Director of Realty Services

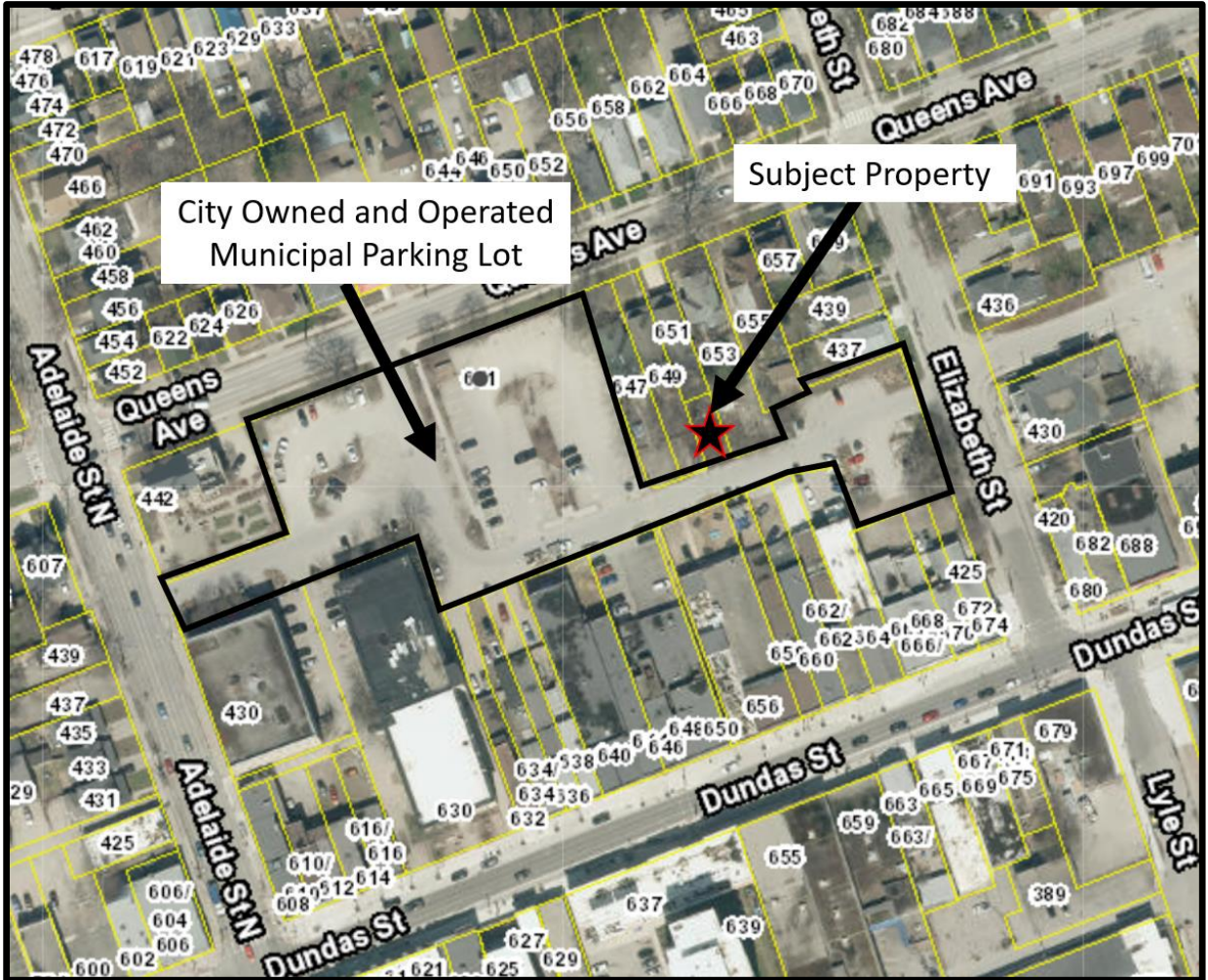
Recommended by: Anna Lisa Barbon, CPA, CGA, Deputy City Manager,
Finance Supports

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

January 17, 2023

Appendix A - Location Map and Aerial

LOCATION MAP



ZOOMED IN AERIAL



Approximate Location Shown