

Clause 20 in Report No. 7 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on April 19, 2018.

20

Disposition of Land
1124 Elgin Mills Road East
Town of Richmond Hill

Committee of the Whole recommends adoption of the following recommendations contained in the report dated March 28, 2018 from the Commissioner of Corporate Services:

1. Council authorize the disposition of the following land, in the Town of Richmond Hill.

No.	Owner	Municipal Address	Legal Description	Interest
1.	The Regional Municipality of York	1124 Elgin Mills Rd East	Part of Lot 26, Concession 2, Town of Richmond Hill, being Parts 2, 3, 4, 5 and 6 on Plan 65R-37713	Fee Simple

2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

Report dated March 28, 2018 from the Commissioner of Corporate Services now follows:

1. Recommendations

It is recommended that:

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No.	Owner	Municipal Address	Legal Description	Interest
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2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

2. Purpose

This report seeks Council authority to dispose of the subject lands that are surplus to a larger parcel that the Region acquired in December 1989 for the Elgin Mills Community Environmental Centre (CEC). The lands are west of Leslie Street on the north side of Elgin Mills Road East, adjacent to the Town of Richmond Hill's Operations Centre. The location of this property is shown on the maps in Attachments 1 and 2.

Private Attachment 1 to this report will be considered in private session because it relates to the disposition of land by the Region.

3. Background

The subject land is part of a larger parcel that was acquired in 1989 for a waste management facility and works yard

The subject lands are part of a larger, 9.88 acre parcel that was acquired by the Region in December 1989 for a waste management facility and works yard. In 2005, the Town of Richmond Hill requested that the Region establish a Community Environmental Centre (CEC) on the subject lands. The CEC is a

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public recyclable drop-off facility where residents and small businesses can dispose of their reusable household goods and bulky recyclables.

The approval of the North Leslie Secondary Plan created an obligation to implement a collector road across the subject lands

The North Leslie Secondary Plan was approved by the Ontario Municipal Board through a series of decisions starting in 2006. The 2006 decision established a collector road system through the subject property connecting Elgin Mills Avenue to 19th Avenue. Any development within the secondary plan area was then obligated through further planning approvals to provide for the road system. The development of the Community Environmental Centre was well in advance of the development of the balance of the secondary plan area, and the obligation to implement the collector road was deferred until it was needed. This avoided road design and construction costs to the Region given the road wasn't yet required.

The Community Environmental Centre was designed to accommodate the future collector road

The North Leslie Secondary Plan set out the general location of the local collector road and storm water management pond. In a December 2009 private report, Council directed staff to fulfill the Region's obligations under the Master Environmental Servicing Plan and to develop the CEC on the lands. The 2010 site plan for the CEC was designed to accommodate the collector road. The Town's staff report regarding the site plan application notes that the CEC driveway will be reconfigured into a collector road in the future.

The disposition is being completed in accordance with the Region's Sale and Disposition of Regional Land Policy

The disposition was completed in accordance with the Council approved policy for the Sale and Disposition of Regional Land, which sets out the procedures to be followed in connection with the disposal of surplus lands.

4. Analysis and Implications

The collector road is now required

The developments adjacent to the CEC lands are moving forward to final approval and the collector road is now required. The collector road will be constructed at the cost of the developers and will be assumed by the Town. The existing storm water management pond will be enlarged, with the Town as the

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proponent for the application to the Ministry of the Environment and Climate Change. The neighbouring developers will be responsible for construction, and both the road and pond will be assumed by the Town.

The Region lands are to be conveyed for nominal value

Where approved planning documents show a road or storm water management pond, the landowner, at the time of development, will be required to convey those lands at no cost to the municipality.

Environmental due diligence is underway

The Region has commissioned a Phase One Environmental Site Assessment (ESA) to assess potential environmental concerns with the property. The results of the ESA will be used to determine whether any further investigation into the environmental condition of the property is required. In the event environmental impacts are identified, staff will consult with Legal Services to take the necessary steps to minimize the risk to the Region.

5. Financial Considerations

There are no financial implications associated with this report.

6. Local Municipal Impact

The transfer of the lands will facilitate the construction of the collector road and allow the storm water management pond to be enlarged, which will move proposed development forward and optimize land use in Richmond Hill. The transfer of the subject land will not affect the use of the CEC.

7. Conclusion

The subject lands were acquired as part of a larger acquisition by the Region for the construction of a waste management facility and works yard. The CEC has been constructed in such a way as to permit the construction of the collector road and increase the storm water management pond. Transferring the surplus lands to the Town of Richmond Hill will fulfill the Region's obligations and move proposed development forward.

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For more information on this report, please contact Michael Shatil, Director,
Property Services at 1-877-464-9675 ext. 71684.

The Senior Management Group has reviewed this report.

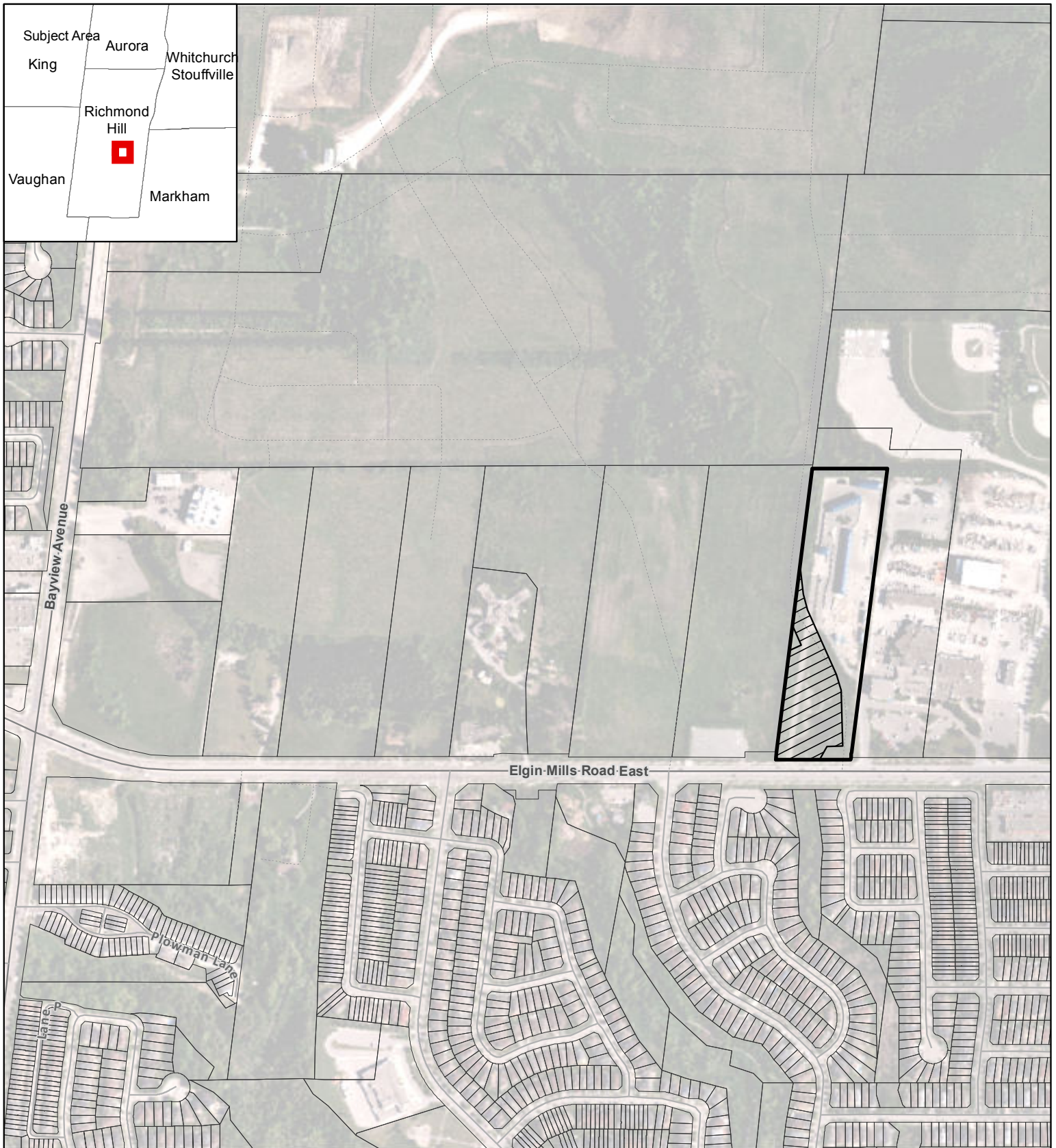
March 28, 2018

Attachments (2)

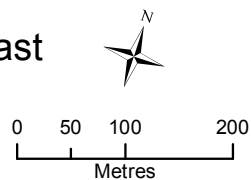
Private Attachments (1)





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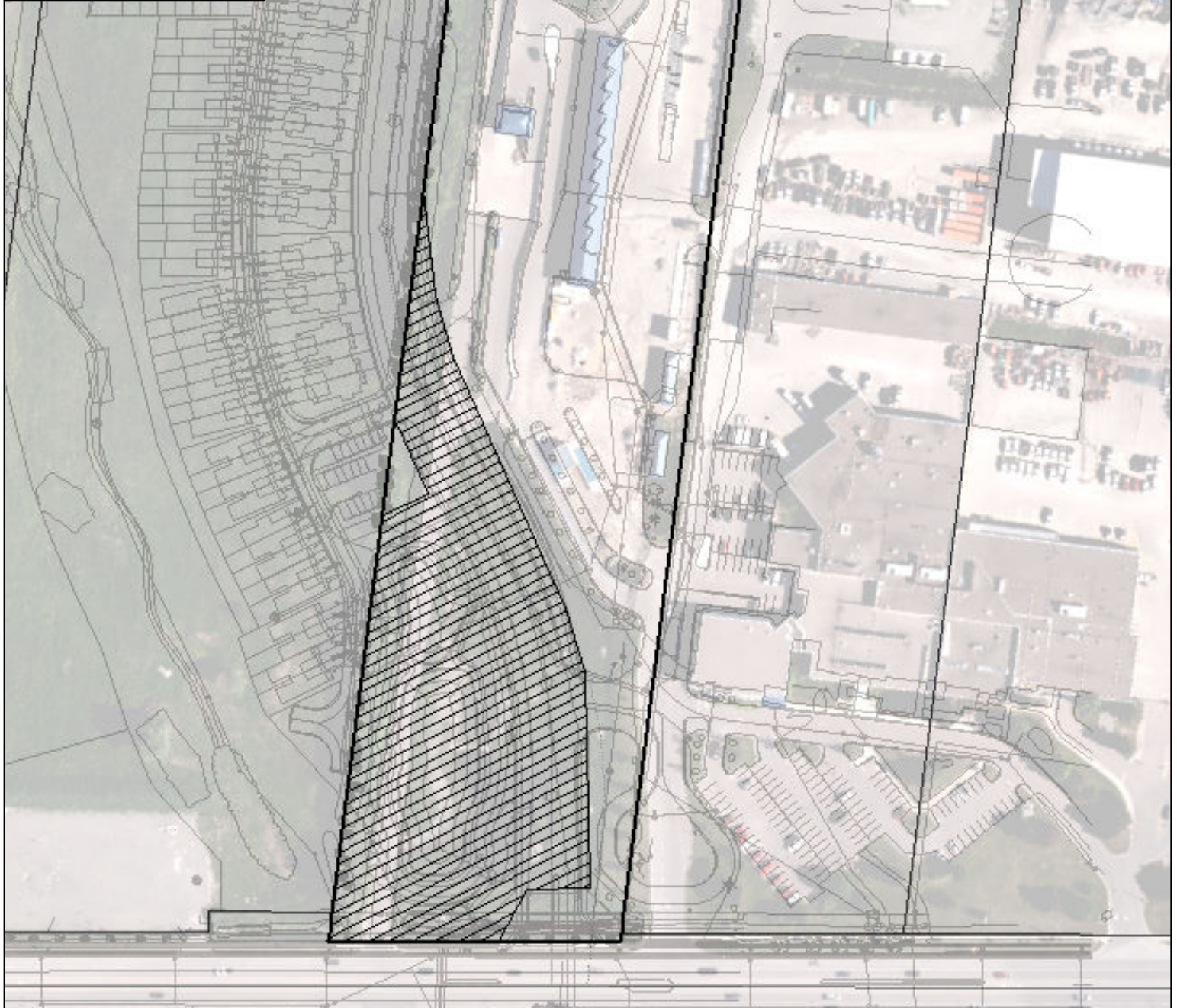


Location Plan
 Disposition of Land
 1124 Elgin Mills Road East
 Town of Richmond Hill
 April 12, 2018

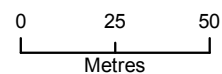







- Legend**
-  Subject Property
 -  Portion to be Sold
 -  Parcel
 -  Road



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 -  Proposed Development
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