

Clause 8 in Report No. 3 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on February 16, 2017.

8

Disposition of Land  
Donald Cousens Parkway North at Highway 7  
City of Markham

Committee of the Whole recommends adoption of the following recommendations contained in the report dated January 26, 2017 from the Commissioner of Corporate Services:

1. Council authorize the disposition of the following lands, in the City of Markham.

No.	Owner	Municipal Address	Legal Description	Interest
1.	The Regional Municipality of York	N/A (N/W corner of Donald Cousens Parkway and Highway 7)	Part of Lot 11, Concession 9, City of Markham, being Parts 2 and 8 on Plan D960	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.

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Report dated January 26, 2017 from the Commissioner of Corporate Services now follows:

Disposition of Land  
Donald Cousens Parkway  
North at Highway 7, City of Markham

## 1. Recommendations

It is recommended that:

1. Council authorize the disposition of the following lands, in the City of Markham.

No.	Owner	Municipal Address	Legal Description	Interest
1.	The Regional Municipality of York	N/A (N/W corner of Donald Cousens Parkway and Highway 7)	Part of Lot 11, Concession 9, City of Markham, being Parts 2 and 8 on Plan D960	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.

## 2. Purpose

This report seeks authority from Council to dispose of surplus land from a larger parcel that was expropriated by the Region in 2004 for the construction of Donald Cousens Parkway, in the City of Markham. The location of this property is shown on Attachment 1.

## 3. Background

The subject land was part of a larger parcel that was acquired in 2004 for the construction of Donald Cousens Parkway

The subject land is a surplus parcel that was expropriated in 2004 for the construction of Donald Cousens Parkway. The larger parcel measured 1.55 hectares (3.84 acres) in area. Most of the land was incorporated into the road right of way, however, a narrow and irregular strip of land containing 0.496 hectares (1.23 acres) along the westerly limit of the new roadway is a remnant of the project and not required by the Region. It has value to the adjacent owner and can be incorporated into the development plans. This surplus parcel is the subject of this report.

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The adjoining property owner has requested to purchase the subject lands to incorporate into a proposed development plan

The westerly adjoining property contains approximately 4.01 hectares (9.90 acres) and is proposed for residential and mixed use development. A request was made by the owners to purchase the subject land to incorporate it into a proposed development.

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

In negotiating the Agreement of Purchase and Sale for the disposition of this property, staff followed the Council approved policy for the Sale and Disposition of Land, which sets out the procedures to be followed in connection with the disposal of surplus lands. Staff commissioned two appraisals, both of which concluded this property has value only to the adjoining owner.

Based on the two appraisals negotiations were undertaken and successfully completed with the adjoining property owner.

#### 4. Analysis and Implications

The Subject Property has one viable purchaser

The subject property has limited market demand because of its physical configuration and location. The property does not meet current zoning requirements as a standalone parcel. It will not support development in isolation of the adjoining property. The Region's Sale and Disposition of Land Policy states that the Director of Property Services shall identify any potential purchaser, and invite submission from interested parties. The adjoining land owner is the only viable purchaser. The disposition price is based on independent appraisals.

In keeping with the Region's policy for land disposition, two appraisal reports were completed and negotiations with the adjoining property owner were undertaken. The property owner agreed to the appraised value in the April 15, 2016 Altus report.

Environmental due diligence has been performed on the lands

A Phase One Environmental Site Assessment was completed and no significant issues were identified. No further investigation was recommended.

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## 5. Financial Considerations

The subject lands have been identified as an unused capital asset and surplus to the Region's needs. The proceeds will be distributed in accordance with the Region's Reserve and Reserve Fund Policy.

## 6. Local Municipal Impact

The sale of the subject lands will not affect the use of Donald Cousens Parkway or Highway 7. Circulation of the proposal to dispose of this parcel indicated that the local municipality, the City of Markham, has no need or interest in acquiring the land.

## 7. Conclusion

The subject lands were acquired as part of a larger acquisition by the Region for the construction of Donald Cousens Parkway. The adjoining lands are proposed to be developed for residential and mixed use purposes. The subject lands are now considered to be remnant as they are surplus to the requirement for the roadway. The shape, size and location of the parcel of land provide no opportunity for an open market sale.

Selling the subject lands to the adjoining property owner at the appraised value provides maximum benefit to the Region.

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

The Senior Management Group has reviewed this report.

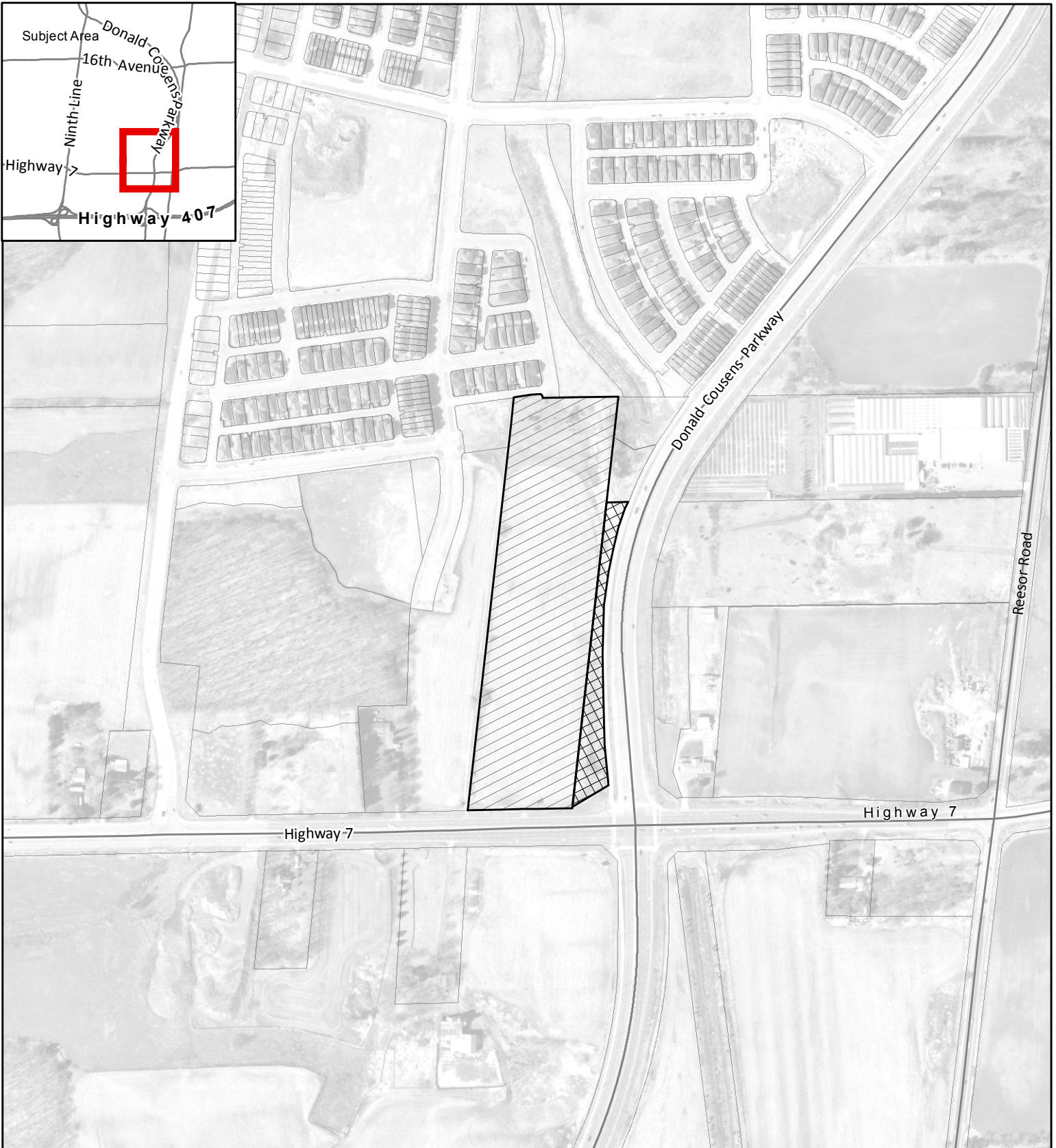
January 26, 2017

Attachments (1)

Private Attachments (1)

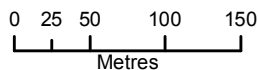
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Accessible formats or communication supports are available upon request







**Location Plan**

Disposition of Land  
 Donald Cousens Parkway  
 North at Highway 7  
 City of Markham  
 February 9, 2017



**Legend**

-  Interest to be sold
-  Property owned by purchaser
-  Parcel
-  Road



Produced by:  
 The Regional Municipality of York  
 Property Services, Corporate Services  
 January 2017

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