

Clause 24 in Report No. 12 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on June 25, 2015.

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Disposition of Land

Formerly Part of Major Mackenzie Drive West at Jane Street  
City of Vaughan

**Committee of the Whole recommends adoption of the recommendation contained in the report dated May 6, 2015 from the Commissioner of Corporate Services:**

1. Recommendations

It is recommended that:

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

No.	Owner	Municipal Address	Legal Description	Interest
1.	The Regional Municipality of York	N/A (N/W corner of Major Mackenzie Drive West and Jane Street)	Part of Lot 21, Concession 5, City of Vaughan, being Parts 4, 5, 6 and 7 on Plan 65R-35063	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 part of Major Mackenzie Drive West being Part of Lot 21, Concession 5, just west of Jane Street, in the

## Disposition of Land

Formerly Part of Major Mackenzie Drive West at Jane Street, City of Vaughan

City of Vaughan. The subject lands formed part of the access onto private lands at the northwest corner of Major Mackenzie Drive West and Jane Street. The adjoining lands were sold to the City of Vaughan and the subject lands are no longer needed for access. The location of this property is shown in Attachment 1.

### 3. Background

The Subject lands are no longer required for access to the adjoining property

The subject lands (0.41 acres) were acquired by the Region from Canada's Wonderland for the sum of \$2 in April of 1980 and formed part of the access for property located adjacent to the subject land. The adjoining lands have since been acquired by the City of Vaughan and the subject lands are no longer required for access purposes.

The City of Vaughan has requested the subject lands to form part of its planned hospital site

The City of Vaughan is developing the adjoining property for use as a hospital and requires the subject lands to facilitate the development.

The Region has a Sale and Disposition of Land policy which was followed

The Region's policy for the Sale and Disposition of Land, which sets out the procedures to be followed in connection with the disposal of surplus lands was followed. It was determined this property had limited market demand, which means it only has value to the abutting owners. The City of Vaughan has asked to receive the subject lands at no cost.

### 4. Analysis and Options

Subject Property has limited market demand

The subject property has limited market demand because of its nature and location. The property does not meet current zoning requirements as a stand-alone 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 submissions from interested parties. There are no other potential purchasers than the abutting land owner.

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The City of Vaughan has requested the lands be transferred for nominal costs

The subject lands were acquired from the previous owner, Canada's Wonderland, for \$2. The City of Vaughan requires the lands to support its planned hospital development. The City of Vaughan has requested the lands for nominal cost as they will be utilized for public use.

Link to key Council-approved plans

From Vision to Results: 2015 to 2019 Strategic Plan

Priority Area – Support Community Health and Well-Being and Strengthen the Region's Economy

Focusing on networks and systems that connect people, goods and services

The disposition of these lands will provide opportunities for the Region to better manage its assets and resources and increase the percentage of businesses in services-producing sector.

### 5. Financial Implications

The subject lands have been identified as an unused capital asset and surplus to the Region's needs.

### 6. Local Municipal Impact

The transfer of the subject lands will facilitate the proposed hospital development, move the proposed hospital construction forward and optimize land use in the municipality.

### 7. Conclusion

The subject lands were acquired by the Region to provide controlled access to the adjoining lands. The adjoining lands have since been acquired by the City of Vaughan for redevelopment to a hospital site. The subject lands are no longer required to provide access, however, they are required to support the redevelopment. The subject lands are surplus to the Region's needs and are of a size, shape and location that there is limited opportunity in the open market.

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Transferring the subject lands at nominal cost to the City of Vaughan will ensure that public realizes the optimal use and benefit of the lands.

For more information on this report, please contact Jennifer Hughson, Acting Manager, Realty Services, Property Services at ext. 71427.

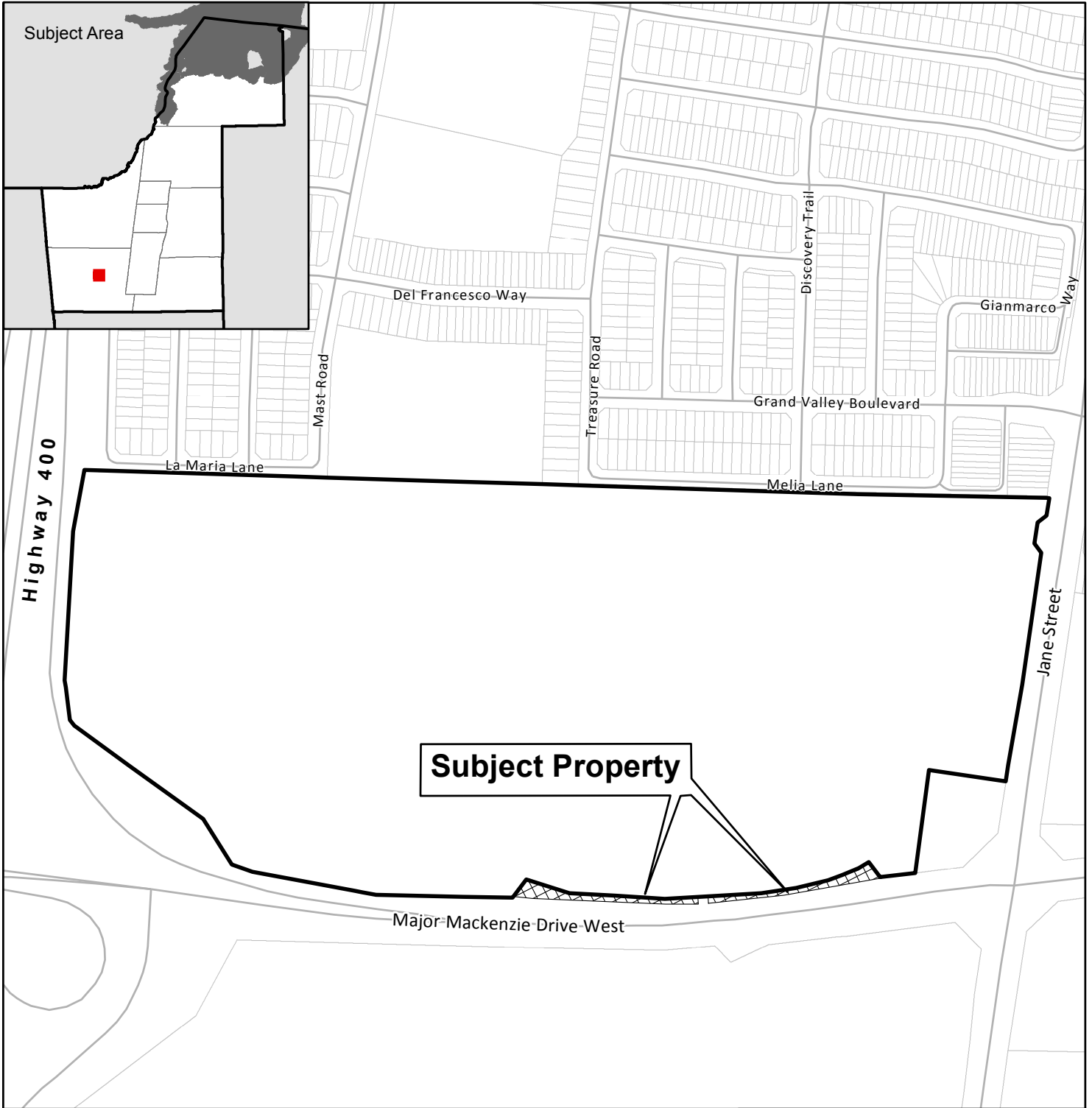
The Senior Management Group has reviewed this report.

May 6, 2015

Attachments (1)

eDOCS #6133289

Accessible formats or communication supports are available upon request



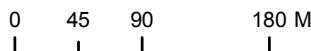
**LOCATION PLAN**

Disposition of Land  
 Formerly Part of Major Mackenzie Drive West at Jane Street  
 City of Vaughan





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 Property Services, Corporate Service  
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**Legend**

-  Hospital Property
-  Subject Property
-  Parcel
-  Road