

Clause 10 in Report No. 6 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on March 26, 2015.

Disposition of Land
Formerly Part of Langstaff Road at Huntington Road
City of Vaughan

Committee of the Whole recommends adoption of the recommendations contained in the following report dated January 28, 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	Part of the Original Road Allowance between Lots 10 and 11, Concession 9, City of Vaughan, being Parts 4 and 5 on Plan 65R-27883	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 the Original Road Allowance between Lots 10 and 11, Concession 9, being formerly part of Langstaff Road, adjacent to Huntington Road, in the City of Vaughan. Langstaff Road has recently been realigned and the subject lands no longer form part of the travelled road. The location of this property is shown in Attachment 1.

3. Background

Realignment of Langstaff Road created a non-viable parcel

When Langstaff Road was realigned the subject lands were stopped up and closed as a public highway. The 20.12m by 349.91m parcel no longer forms part of the travelled road, nor does it serve any other Regional purpose. Although the parcel is 0.708 hectares, due to its linear shape it has limited independent uses. It has value only to the adjacent owner.

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 adjacent owners. The market value was determined by a qualified appraisal firm.

In 2013, Committee of the Whole considered an offer to purchase this surplus land, did not approve the sale and instructed staff to re-negotiate

In 2013, staff had the lands appraised. The owner of both adjacent properties, offered to purchase the subject lands for the Region's appraised value. The Region's Sale and Disposition of Land policy provides that if an offer is greater than \$100,000, a report shall be submitted to the Finance and Administration Committee to consider whether the offer should be accepted or the property should be retained. An offer for the appraised value was submitted. Committee of the Whole did not agree to this offer and instructed staff to re-negotiate the sale of this land.

4. Analysis and Options

Subject Property has limited market demand

The 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 adjacent land owner.

Property was appraised by an Independent Appraiser

A second independent appraisal by a different appraisal firm was commissioned effective February 10, 2014. The value was \$150,000 higher than the 2013 appraisal. In both appraisals the highest and best use of the parcel is to be developed in conjunction with the adjoining parcel, as such, the acreage rates for the adjacent properties were discounted to establish the market value of the Region's land, which has limited market demand. The discount figure was derived from standard appraisal practice that has been researched in the market and upheld by the courts.

Staff negotiated a new agreement for 50% above market value which we feel is fair

While both appraised values reflected the fact that the property has a reduced value to the Region on its own, they were not required to consider a greater value that it might have to the adjacent owner. Staff was able to re-negotiate an agreement for 50% above the second appraised value. This is a good deal for the Region because if the adjacent owner develops his site without this parcel, the Region will be left with a piece of land that must be maintained but cannot use productively or sell to anyone else.

Link to key Council-approved plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area – Manage the Region's Finances Prudently

Expand the Region's strategic financial management capability

The disposition of these lands will provide opportunities for the Region to better manage its assets and resources.

Disposition of Land

Formerly Part of Langstaff Road at Huntington Road, City of Vaughan

5. Financial Implications

The subject lands have been identified as an unused capital asset and surplus to the Region's needs. The disposal of the subject lands will provide an opportunity to generate additional revenue for the Region.

6. Local Municipal Impact

The sale of the subject lands will facilitate development and optimize land use in the municipality.

7. Conclusion

The subject lands form part of the Original Road Allowance between Lots 10 and 11, Concession 9, City of Vaughan. The road was realigned and the subject lands were stopped up and closed as a public highway. The subject lands are surplus to the Region's needs and are of a size, shape and location that the greatest financial return is generated by selling to the adjoining owner. This opportunity is time sensitive. If the adjoining owner develops his lands in isolation of the subject lands, the opportunity to achieve the greatest financial return will be lost and the Region will be left with a parcel of unusable land that needs to be maintained.

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

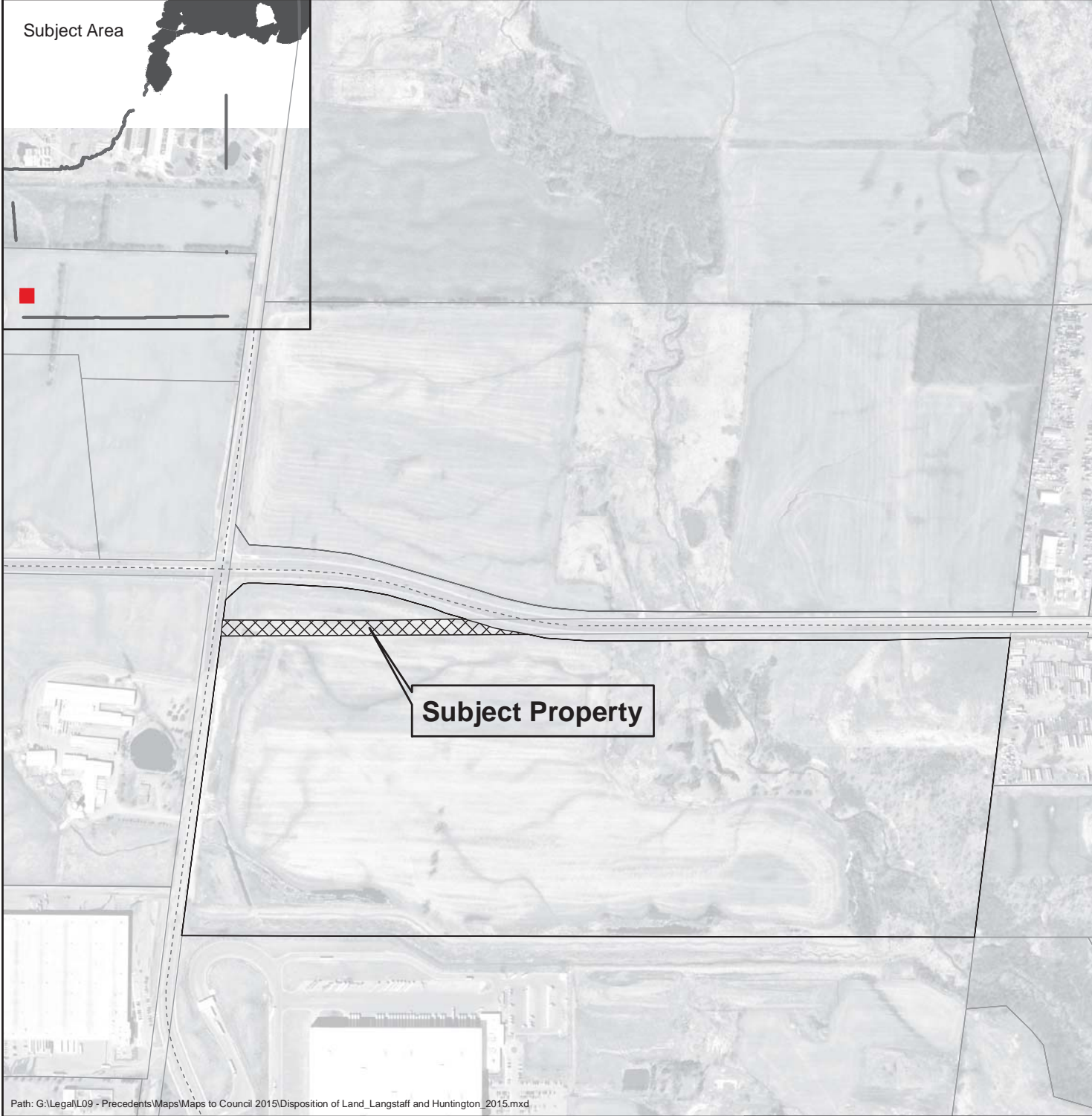
The Senior Management Group has reviewed this report.

January 28, 2015

Attachments (1)

eDOCS #5543946

Accessible formats or communication supports are available upon request



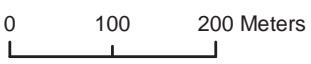
Path: G:\Legal\L09 - Precedents\Maps\Maps to Council 2015\Disposition of Land_Langstaff and Huntington_2015.mxd

LOCATION MAP




Disposition of Land
Formerly Part of Langstaff Road at Huntington Road
City of Vaughan



Produced by:
Property Services Branch
Corporate Services Department
© Copyright, The Regional Municipality of York, February, 2015
© Copyright, First Base Solutions Inc. 2013 Orthophotography
* Includes © Queen's Printer for Ontario 2003-2014



Legend

-  Subject Property
-  Adjacent Property
-  Centre Line of Road