

Clause No. 49 in Report No. 13 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on September 11, 2014.

**49**  
**DISPOSITION OF LAND**  
**PART OF ISLINGTON AVENUE AT NAPA VALLEY AVENUE**  
**CITY OF VAUGHAN**

**Committee of the Whole recommends adoption of the recommendations contained in the following report dated August 18, 2014 from the Acting Commissioner of Corporate Services:**

**1. RECOMMENDATIONS**

It is recommended that:

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

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest</b>
1	The Regional Municipality of York	N/A	Part of Lot 18, Concession 8, City of Vaughan, being Part 1 on Plan 65R-34973	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 vacant lands located on the east side of Islington Avenue, adjacent to Napa Valley Avenue, in the City of Vaughan (*Attachment 1*).

### **3. BACKGROUND**

#### **The lands were expropriated in 1964 for the construction of Islington Avenue**

A portion of the subject lands was expropriated by the County of York on November 13, 1964, for the construction of Islington Avenue. The remaining portion forms part of the original travelled road. The subject lands are surplus to the Region's needs and do not feature any historical landmarks or monuments.

Gatehollow Estates Inc., the owner of the adjacent property has offered to purchase the subject lands. This is the second portion of land in the immediate area that Gatehollow Estates Inc. has offered to purchase from the Region. The adjoining lands were transferred from the Region to Gatehollow Estates Inc. on February 27, 2014.

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.

### **4. ANALYSIS AND OPTIONS**

#### **Regional departments were canvassed for potential uses for the property**

All Regional departments were approached to determine their interest in the subject lands. No departments foresee a need, nor is there infrastructure on the property that would make it advisable for the Region to retain the lands.

#### **Local municipal and conservation authority comments were solicited**

A circulation memo was forwarded to both the City of Vaughan and the Toronto and Region Conservation Authority. There was no expression of interest.

#### **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 standalone parcel.

#### **Method of disposition**

An independent appraisal was commissioned that established the market value of the subject lands, and ascertained the highest and best use of the parcel is to be developed in conjunction with the adjoining parcel. Accordingly, the appraiser determined that due to the parcel's size and nature and limited marketability it would be appropriate to apply a 50% discount to the appraised value. Negotiations with Gatehollow Estates Inc. were

based upon the appraised market value. Through a series of offers and counter offers, the full appraised market value without discount has been negotiated.

### **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.

## **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 were expropriated by the County of York on November 13, 1964, for the construction of Islington Avenue. The subject lands are surplus to the Region’s needs and are of a size, shape and location that the maximum return is generated by transferring to the adjoining owner.

For more information on this report, please contact René Masad, Director, Property Services at Ext. 71684.

The Senior Management Group has reviewed this report.

*Attachment (1)*



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**LOCATION PLAN**



Disposition of Land  
 Part of Islington Avenue at Napa Valley Avenue  
 City of Vaughan



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 Corporate Services Department  
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**Legend**

-  Subject Property
-  Lands previously sold