

Clause No. 12 in Report No. 2 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting on January 23, 2014.

**ACQUISITION OF LAND  
145 HARRY WALKER PARKWAY, TOWN OF NEWMARKET**

**Committee of the Whole recommends adoption of the following recommendations contained in the report dated December 18, 2013 from the Commissioner of Corporate Services:**

**1. RECOMMENDATIONS**

It is recommended that this report be received for information.

**2. PURPOSE**

This report is to advise Council of the final terms and conditions of the negotiated acquisition of 145 Harry Walker Parkway, in the Town of Newmarket.

**3. BACKGROUND**

**Council approved the acquisition of 145 Harry Walker Parkway, in the Town of Newmarket**

On September 26, 2013, Council approved the acquisition of 145 Harry Walker Parkway, in the Town of Newmarket.

**Environmental Site Assessment**

The Region has completed its due diligence of the property, which included a Phase 1 and Phase 2 Environmental Site Assessment prepared by Cole Engineering Group Limited prior to acquisition. Potential concerns were identified and subjected to further investigation. The results of soil and groundwater investigations indicate that substances identified as potential concerns are not present at concentrations that exceed Ministry of the Environment remediation standards. As a result, the environmental concerns associated with the property are categorized as low and no further investigation is recommended by the consultant. The Phase 1 and Phase 2 reports were reviewed and accepted by Property Services Branch staff and Legal Services.

## Terms and Conditions

The property was listed for \$8.695 million. An appraisal prepared by a third party appraisal firm valued the lands at \$7.8 million. The negotiated purchase price is \$7.55 million, payable on closing. The agreement was executed by both parties on November 15, 2013. The closing date was December 12, 2013.

## 4. ANALYSIS AND OPTIONS

### Negotiations have been successfully completed for this property

Staff has completed negotiations to acquire this critical property, to consolidate the Region's office and warehouse capacity.

The purchase of 145 Harry Walker Parkway will consolidate a number of spaces currently leased by York Region into a central area. The acquisition of this building will not impact the Region's longer term plan to construct the Administrative Centre Annex in Newmarket.

The following summary sets out the details of the property.

### Property No. 1 (*Attachment 1*)

This property is located on the east side of Harry Walker Parkway, approximately 500m north of Davis Drive. The subject property is improved with an office/industrial building and is currently vacant with no lease obligations.

OWNER: Snap-On Tools of Canada Ltd.

TOTAL LAND AREA: 4.046 ha (10 acres)

TOTAL BUILDING AREA: 13,595 square feet - Office  
140,740 square feet - Warehouse  
154,335 square feet

LANDS TO BE ACQUIRED: (a) Fee Simple interest in Parcel 2-9, Section E.G.3, being Part of Lot 2, Con 3, designated as Parts 1 and 3, Plan 65R-8600  
  
(b) Fee Simple interest in Parcel 2-7, Section E.G.3, being Part of Lot 2, Con 3, designated as Parts 2 and 4, Plan 65R-8600

**SPECIAL FEATURES:** The property is improved with a large industrial building, including both a small office and large warehouse component

### **Link to key Council-approved plans**

#### **From Vision to Results: 2011 to 2015 Strategic Plan**

Priority Area – Manage the Region’s Finances Prudently

Practise sound Fiscal Management

The acquisition of this property will assist the Region in meeting its space and accommodation needs.

## **5. FINANCIAL IMPLICATIONS**

The Commissioner of Finance and Treasurer was given authority to determine the funding for this project by Council at its September 19, 2013 meeting. The \$7.55 million required in 2013 will be drawn from the General Capital Reserve. In 2014, renovation costs of approximately \$9.0 million will also be drawn from reserves. It is anticipated that reserve funding this project rather than issuing tax levy debt saves the Region approximately \$1.3 million per year in debt payments and interest costs. There is no impact on the Region’s Annual Repayment Limit (ARL), as would have been the case if debt was issued. Closing costs including all applicable taxes and fees are separate from the above and will be drawn from reserves.

## **6. LOCAL MUNICIPAL IMPACT**

### **145 Harry Walker Parkway will consolidate a number of leased locations in central York Region**

The building at 145 Harry Walker Parkway in Newmarket will improve service delivery and offer a strategic opportunity for the Region to consolidate office and warehouse space in a cost-effective manner. This will also create growth space at the Town of Newmarket offices, with Regional staff vacating.

## **7. CONCLUSION**

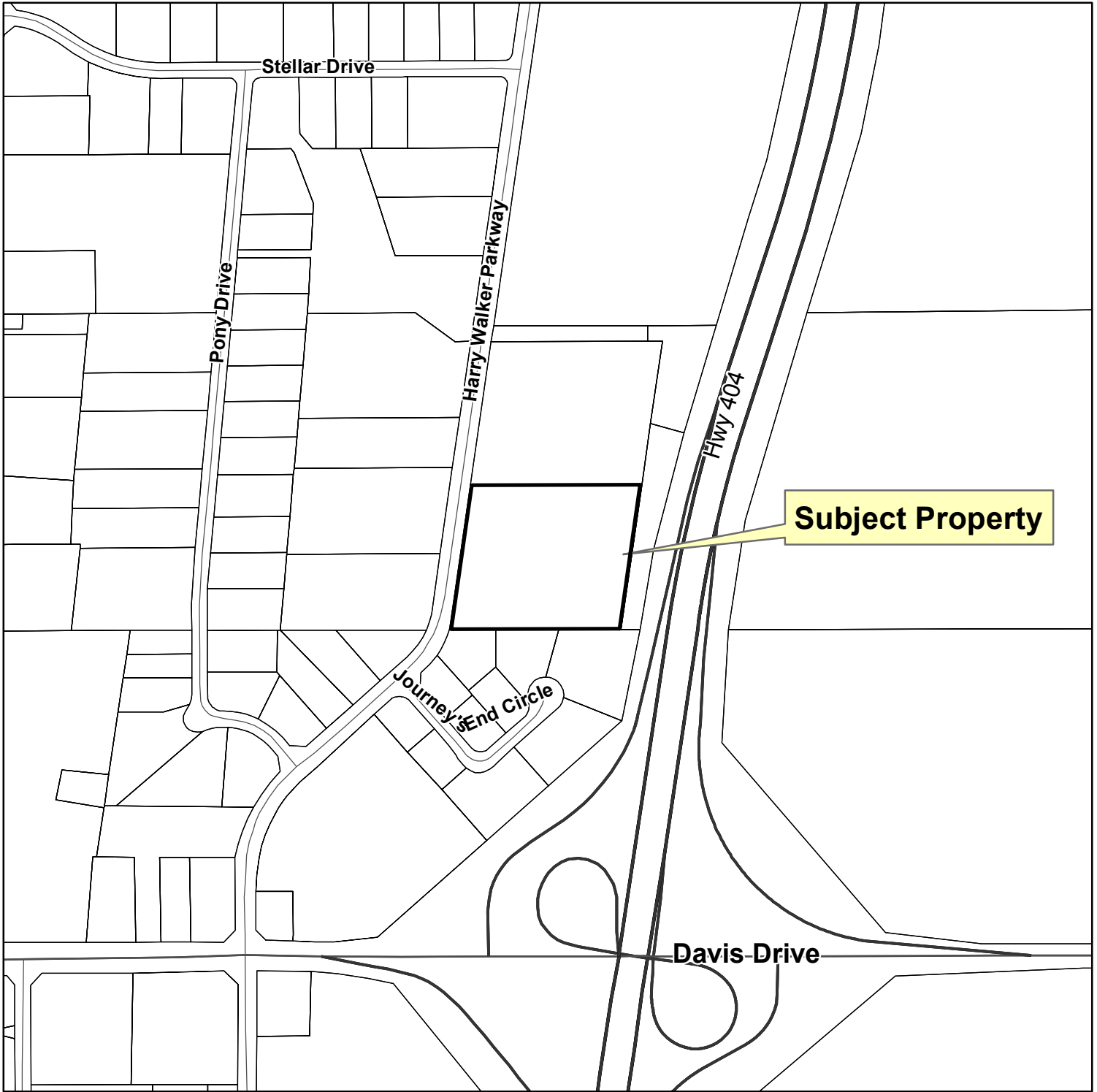
The building at 145 Harry Walker Parkway, in Newmarket, offers a strategic opportunity for the Region to consolidate office and warehouse space in a cost-effective manner, which supports Council’s approved Master Accommodation Plan.

Staff has successfully negotiated a sale price that is supported by a third party appraisal of current market conditions. The acquisition will reduce costs compared to the existing accommodation arrangements.

For more information on this report, please contact René Masad, Director, Property Services Branch at Ext. 1684.

The Senior Management Group has reviewed this report.

*Attachment (1)*

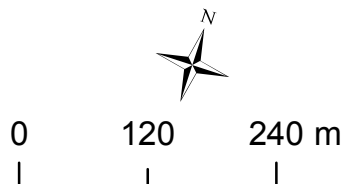


### LOCATION PLAN

Acquisition of Land  
145 Harry Walker Parkway  
Town of Newmarket



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### Legend

- Subject Property
- Road