

Clause No. 20 in Report No. 6 of the Committee of the Whole was adopted by the Council of The Regional Municipality of York at its meeting on November 21, 2013, with the following amendment:

Council receive the memorandum from the Commissioner of Corporate Services and make it public, receive Clause 20 of Committee of the Whole Report No. 6 and authorize the disposition of Part of Lots 18 and 19, Concession 8, City of Vaughan, being Parts 2 and 5 on Plan 65R-34580 at a price of \$540,550 and enact Bylaw 2013-95, being a bylaw to stop up and close a portion of Islington Avenue (Y.R.17) in the City of Vaughan.

20
DISPOSITION OF LAND
PART OF ISLINGTON AVENUE AT NAPA VALLEY AVENUE
CITY OF VAUGHAN

Committee of the Whole recommends referral back to staff of the report and the following recommendations contained in the report dated October 31, 2013 from the Commissioner of Corporate Services:

1. RECOMMENDATION

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 Lots 18 and 19, Concession 8, City of Vaughan, being Parts 2 and 5 on Plan 65R-34580	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 lands located on the east side of Islington Avenue, adjacent to Napa Valley Avenue, in the City of Vaughan (*Attachment 1*).

3. BACKGROUND

Lands were expropriated for the purpose of constructing Islington Avenue in 1964

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.

Gatehallow Estates Inc., the owner of the adjacent property, has offered to purchase the subject lands.

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 to see if there was a future need 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. Gatehallow Estates Inc. has offered to purchase the property for this purpose. Negotiations with Gatehallow Estates Inc. were based upon the appraised Market Value. Through a series of offers and counter offers, a rate of 91% of the appraised Market Value 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. 1684.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)

Major Mackenzie Drive West

Islington Avenue

Napa Valley Avenue


Subject Property

LOCATION PLAN

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

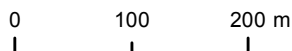


LEGEND

 Subject Property



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Property Services
Corporate Services Department
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Jim Davidson
Commissioner of Corporate Services

MEMORANDUM

TO: Regional Council

FROM: Jim Davidson, Commissioner, Corporate Services

DATE: November 20, 2013

RE: **Disposition of Land**
Part of Islington Avenue at Napa Valley Avenue, City of Vaughan
Clause 20, Committee of the Whole Report No. 6

This memo is an update to the staff report for the Disposition of Land, Part of Islington Avenue at Napa Valley Drive, in the City of Vaughan.

At its meeting on November 14, 2013 Committee of the Whole referred this matter back to staff to re-enter negotiations with the potential purchaser. This is reflected in Clause 20 of Committee of the Whole Report No. 6.

This report is private as it relates to the proposed disposition of land by the municipality.

Property Services initiated further negotiations with the potential purchaser, Gatehallow Estates Inc. Following further discussions, they have now agreed to amend their offer to purchase the subject lands being Parts 2 and 5 on plan 65R-34580 to \$540,550 which is 100% of the appraised value.

Staff are therefore recommending to Council that the revised offer be accepted.

Jim Davidson, Commissioner, Corporate Services

JD/caw

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