

Clause No. 21 in Report 6 of the Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting on November 21, 2013.

21
DISPOSITION OF LAND
PART OF LANGSTAFF ROAD AT HUNTINGTON ROAD
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. 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 part of Langstaff Road, adjacent to Huntington Road, in the City of Vaughan (*Attachment 1*).

3. BACKGROUND

Lands form part of the Original Road Allowance

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 public highway.

Squire Ridge Investments Limited, 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 for this property, nor is there infrastructure on the property that would make it advisable for the Region to retain this property.

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 that the highest and best use of the parcel is to be developed in conjunction with the adjoining parcel. Squire Ridge Investments Limited has offered to purchase the property.

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.

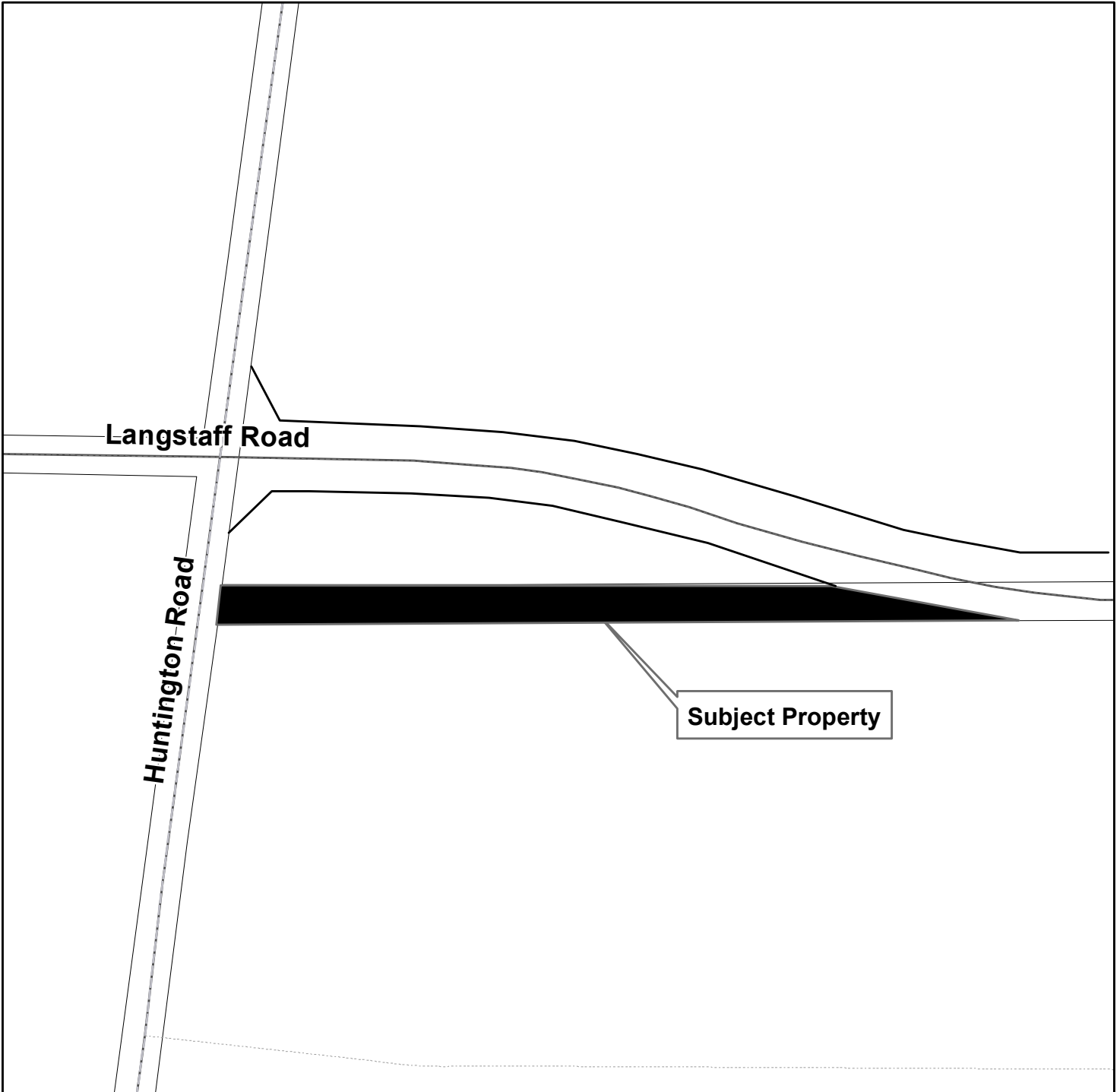
7. CONCLUSION

The subject lands 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 public highway. 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.)



LOCATION PLAN

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

LEGEND

 Subject Property



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Property Services
Corporate Services Department
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