

The Regional Municipality of York

Committee of the Whole
Finance and Administration
February 6, 2020

Report of the Commissioner of Corporate Services

Disposition of Land Main Street and Ninth Line Town of Whitchurch-Stouffville

1. Recommendations

1. Council authorize the disposition of land that has been deemed surplus to Regional requirements in the Town of Whitchurch-Stouffville, as set out in Attachment 1.
2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.
3. Staff report back to Council with the final sale price once the transaction is completed.

2. Summary

This report seeks Council approval for staff to negotiate the disposition of lands that are surplus to the Region, in the Town of Whitchurch-Stouffville. The subject property is vacant land, located on the north east corner of Ninth Line and Main Street in downtown Stouffville, as shown on the map in Attachment 2.

Private Attachment 1 to this report will be considered in private session because it relates to disposition of land by the Region.

Key Points:

- The property is composed of three contiguous parcels of land that are surplus to the Region with a total site area of 2,374.8 square metres (0.2375 hectares)
- The properties are proposed for disposition on the open market as one parcel
- Based on two independent appraisals, staff will list the property for sale on the open market, complete the disposition and report the final sale price back to Council
- The disposition will follow the process outlined in the Sale and Other Disposition of Regional Lands Policy

3. Background

The Region acquired lands for the realignment of Ninth Line and Main Street in the Town of Whitchurch-Stouffville

In 2011 through 2012, the Region acquired lands for the Ninth Line realignment. Several parcels were purchased in their entirety due to impacts on the functionality of the lands. The purchases included 5982 Main Street and 12278 Ninth Line, which now form a part of the subject property. In addition, a portion of the original Ninth Line has been closed, and is no longer designated as roadway.

The properties are located on the north east corner of Ninth Line and Main Street. All original improvements on the sites were removed during construction, and the sites are now vacant land.

The subject property is composed of portions of land remaining after the Ninth Line Realignment

5982 Main Street and 12278 Ninth Line were part of the realignment and the remainder of these properties, along with a portion of the original Ninth Line roadway, are contiguous. The assembly of the three parcels has a greater value and opportunity for development than the sum of the individual parcels. The disposition of the lands as a single parcel would represent best value to the Region.

A circulation in accordance with the Sale and Other Disposition of Regional Lands Policy was completed, including all Region Departments and lower-tier municipalities, and no parties expressed an interest in obtaining the lands.

4. Analysis

Council approval of the disposition is requested prior to listing the subject property for sale

For lands that are to be sold on the open market, the Region's Sale and Other Disposition of Regional Lands Policy is followed, which includes listing the property for sale, negotiating a transaction, and then obtaining approval of the negotiated transaction from the appropriate authority.

Staff has determined through previous negotiations that prospective purchasers are typically accustomed to reaching a final agreement within two to three days after submitting an offer. With Region sales, there is a relatively long period between having made an offer and having an agreement of purchase and sale executed.

Obtaining approval to execute the agreement of purchase and sale prior to listing the property for sale will allow prospective purchasers to submit offers that include an irrevocable period more reflective of industry practice. The criteria for determining value, listing the

property and negotiating the transaction continue to be consistent with the Region's Corporate Policy.

The subject property was appraised by two independent appraisers and will be marketed for sale by staff

Two independent appraisals were commissioned by the Region to determine the current market value of the assembled property. Using these appraisals as a basis for listing, the property will be marketed by staff, including listing the property on Multiple Listing Service and placing a "For Sale" sign on the property to ensure effective market exposure.

Staff will endeavour to obtain maximum value for the property

Staff will consider all offers received and negotiate the sale that represents the best offer that can be achieved having regard to all of its terms and conditions and subject to Council approved policies and minimum requirements. In the event the terms of an offer made from a prospective purchaser are not in compliance with the Sale and Other Disposition of Regional Lands Policy, the transaction will not proceed.

The property will continue to be listed for sale until the agreement of purchase and sale has been executed by the Commissioner.

Upon completion of the transaction, staff will report the final sale price to Council.

Environmental due diligence was completed

The Region commissioned an Environmental Risk Information Services report and no environmental concerns were identified with the property.

5. Financial

The proceeds will be distributed in accordance with the Region's Reserve and Reserve Fund Policy.

6. Local Impact

The future development of the subject lands will contribute to the growth and development of the Town of Whitchurch-Stouffville and the Stouffville urban area.

7. Conclusion

The Region acquired properties in the Stouffville urban area in the Town of Whitchurch-Stouffville to facilitate the construction of the realignment of Ninth Line. Construction of the realignment is complete and the portions of properties that were originally acquired are surplus to the project. The surplus lands, along with a portion of the former Ninth Line road, have been deemed surplus to the Region's needs and are the subject of this report.

Staff recommends Council authorize staff to negotiate the disposition of land in the Town of Whitchurch-Stouffville and approval to execute the agreement of purchase and sale, in accordance with the Sale and Other Disposition of Regional Lands Policy.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.

Recommended by: **Dino Basso**
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**
Chief Administrative Officer

January 27, 2020
Attachments (2)
Private Attachments (1)
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