

The Regional Municipality of York

Committee of the Whole
Finance and Administration
September 10, 2020

Report of the Commissioner of Corporate Services

Disposition of Land 2670 Davis Drive Town of East Gwillimbury

1. Recommendations

1. Council authorize the disposition of land that has been deemed surplus to Regional requirements in the Town of East Gwillimbury, 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, in accordance with the Region's Sale and Other Disposition of Regional Lands Policy.

2. Summary

This report seeks Council authority for staff to negotiate the disposition of lands in the Town of East Gwillimbury that are surplus to the Region, in accordance with the Sale and Other Disposition of Regional Lands Policy. The location of the subject property is shown on the map in Attachment 2.

Private Attachment 1 to this report will be considered in private session pursuant to section 239(2)(c) of the Municipal Act, 2001, because it relates to the disposition of land by the Region

Key Points:

- The vacant property was acquired by the Region in 1990 for future well development but is no longer required
- The subject property is surplus to the Region's needs and is proposed for disposition on the open market
- Based on an independent appraisal, staff will list the subject property for sale on the open market, complete the disposition and report the final sale price back to Council as part of the Chief Administrative Officer and Commissioner of Corporate Services' Use of Delegated Authority Annual Report

3. Background

Council approved the acquisition of the subject property as a potential site for a municipal well in 1990

In 1987, the Town of East Gwillimbury passed development servicing proposals which included an allocation of water services to the Bales Drive Employment Area, based on the growing population.

Groundwater investigation work was completed by the Region, with the objective of identifying sites with potential to develop future municipal groundwater supplies.

In 1990, Council authorized the design and construction of the Bales Drive well in the Town of East Gwillimbury, which included the acquisition of the subject property.

The subject property is no longer required for future well development

Although the subject land was acquired to be used as a potential well site, the available yield is not considered viable to pursue, based on current and future water demands and servicing strategy for this area. As such, the property is no longer required by the Region for its intended purpose.

The subject property is designated as Employment Area and zoned M2-Employment General. The in-place land use controls permit for a range of employment related uses including outside storage.

4. Analysis

Staff is following procedures to prepare the property for disposition

A circulation in accordance with the Sale and Other Disposition of Lands Policy was completed. No expressions of interest were received for the subject property.

To facilitate access to the site, a portion of the one foot reserve along Davis Drive fronting the subject property, which is owned by the Region, is included in the disposition.

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 states that staff is to list the property for sale, negotiate a transaction, then obtain approval of the negotiated transaction from the appropriate authority.

In typical real estate transactions, prospective purchasers are accustomed to reaching an agreement within 24 to 48 hours after submitting an offer. By obtaining Council approval for

the sale prior to marketing the property, the sale process will be expedited and be more in line with industry standards.

The subject property was appraised by an independent appraiser and will be listed on the Multiple Listing Service (MLS)

The subject property will be sold in “as is, where is” condition and the purchaser will be responsible to conduct their own due diligence. This will be stated in the listing and included as a condition of the agreement of purchase and sale.

An independent appraiser was commissioned by the Region to determine the current market value of the property. The property will be listed for sale on the MLS to ensure effective market exposure. Staff will consider all offers received and negotiate a sale that represents the best value that can be achieved having regard to all of its terms and conditions and subject to Council approved policies.

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

Environmental due diligence is underway

Environmental due diligence is currently underway and will be completed prior to listing the property for sale. The results of the environmental due diligence conducted for the subject property will be reviewed by staff, including consultation with Legal Services. In the event environmental impacts are identified, staff will take the necessary steps to minimize the Region’s exposure to environmental risk and liability and may report to Council with recommendations depending on the nature and extent of the impacts.

5. Financial

The proceeds will be allocated in accordance with the Surplus Management Policy contained within with the Region’s Reserve and Reserve Fund Policy.

6. Local Impact

There will be no local impact from the disposition of the subject property.

7. Conclusion

The subject property was acquired for future well development and is no longer required. A circulation confirmed that the property is surplus to the Region’s needs.

It is recommended that Council authorize staff to negotiate the disposition of the subject property and the Commissioner of Corporate Services to approve and execute the

agreement of purchase and sale and all necessary documents, 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 Branch 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

August 27, 2020
Attachments (2)
Private Attachments (1)
eDOCS #10832711