

The Regional Municipality of York

Committee of the Whole
Finance and Administration
May 13, 2021

Report of the Commissioner of Corporate Services

Disposition of Land 7130 Islington Avenue and Adjacent Land City of Vaughan

1. Recommendations

1. Council authorize the disposition of lands described in Attachment 1, that have been deemed surplus to Regional requirements in the City of Vaughan.
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 upon transaction completion.

2. Summary

This report seeks Council approval for staff to negotiate the disposition of lands in the City of Vaughan that are surplus to the Region. The location of the subject properties is shown as Property No. 1 and Property No. 2 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 subject properties were acquired for the widening and reconstruction of Islington Avenue
- Portions of the properties were incorporated into the project and the remaining lands are no longer required by the Region
- The lands are composed of two contiguous parcels that are surplus to the Region's needs and proposed for disposition together as one property on the open market
- Based on an independent appraisal, staff will list the subject properties for sale on the open market as one property, complete the disposition and report the final sale price

3. Background

The Region acquired the subject properties for the widening and reconstruction of Islington Avenue in the City of Vaughan

The Region acquired the two subject parcels for the widening and reconstruction of Islington Avenue. Both parcels were purchased in their entirety due to impacts from the grade separation, access and the functionality of the lands. Property Nos. 1 and 2 were acquired by the Region in 1979 and 2000, respectively, based on approvals by Council at the time.

The subject properties are now surplus to the Region's needs and can be disposed of for future development

The projects associated with the widening and reconstruction of Islington Avenue were completed, and the lands that were required for the projects are being retained by the Region. The subject properties are the surplus portions from the original acquisitions and have been deemed surplus to the Region's needs.

The subject properties are designated as General Employment and zoned as Agricultural.

4. Analysis

No expressions of interest were received for the subject properties

A circulation in accordance with the Sale and Other Disposition of Lands Policy (the "Policy") was completed. No expressions of interest were received for the subject properties from the parties circulated, which included Regional Departments, the local municipality, and public authorities identified in the Policy.

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

For lands that are to be sold on the open market, the 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 properties were appraised together as one property by an independent appraiser and will be listed on the Multiple Listing Service (MLS)

In consideration of the highest and best use of the lands, combining the two parcels to be sold together as one property will provide for greater flexibility in the future development of the land. The subject properties 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 properties. The properties will be listed for sale as 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 terms and conditions and subject to Council approved policies.

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

Environmental due diligence has been completed

Environmental due diligence was completed for the subject properties and involved investigation of soil and groundwater conditions. The results were reviewed by staff in consultation with Legal Services. No significant environmental issues were identified.

5. Financial

The proceeds will be distributed in accordance 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 Region acquired the subject properties to facilitate the widening and reconstruction of Islington Avenue. The required improvements have been completed, the remaining lands are surplus and no longer required. A circulation confirmed that the subject properties are surplus to the Region’s needs and will be sold together as one property.

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, and that staff report back to Council with the final sale price upon transaction completion.

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

April 30, 2021

Attachments (2)

Private Attachments (1)

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