

The Regional Municipality of York

Committee of the Whole
Finance and Administration
April 8, 2021

Report of the Commissioner of Corporate Services

Chief Administrative Officer and Commissioner of Corporate Services' Use of Delegated Authority for Land Acquisitions and Dispositions 2020 Annual Report

1. Recommendation

Council receive this report for information.

2. Summary

The Corporate Land Acquisition Policy and the Sale and Other Disposition of Regional Lands Policy require the Commissioner of Corporate Services to report to the Committee of the Whole and Council, annually, on acquisitions and dispositions of all lands that were authorized in accordance with Delegation Bylaw 2018-50. This report fulfills these requirements for the year ending December 31, 2020.

Private Attachment 1 to this report will be considered in private session pursuant to section 239(2)(c) of the *Municipal Act*, 2001, as it relates to the acquisition and disposition of lands by the Region.

Key Points:

- The Chief Administrative Officer and the Commissioner of Corporate Services have the joint authority to approve acquisition agreements for lands where the total compensation is \$500,000 or less
- The Chief Administrative Officer has the authority to approve individual disposition agreements for lands where the total value is \$500,000 or less
- In 2020, the Chief Administrative Officer and the Commissioner of Corporate Services authorized 14 land acquisitions
- In 2020, the Chief Administrative Officer authorized four land dispositions

3. Background

Corporate Policy provides for the delegated authority for acquisitions and dispositions of lands where the total compensation is \$500,000 or less

The Corporate Land Acquisitions Policy (“Acquisitions Policy”) and Sale and Other Disposition of Lands Policy (“Dispositions Policy”) together establish a comprehensive framework to govern the acquisitions and dispositions, respectively, of all real property by the Region. The Acquisitions Policy was approved by Council on September 21, 2006 and last updated on November 17, 2011 and authorizes the Chief Administrative Officer and the Commissioner of Corporate Services to approve individual acquisitions for lands where the total compensation does not exceed \$500,000. The Dispositions Policy was approved by Council on April 24, 1997 and last updated on April 19, 2018 and authorizes the Chief Administrative Officer to approve individual dispositions for lands where the value does not exceed \$500,000.

The Region’s Delegation Bylaw 2018-50 was passed by Council on June 28, 2018 and clarifies that acquisitions and dispositions do not include leases, and that compliance with the Acquisitions and Dispositions Policies is required.

4. Analysis

Transactions were completed in accordance with Regional Policies

The Acquisitions and Dispositions Policies set out the procedures for facilitating transactions, including valuation, environmental due diligence, and delegation of authority. For all transactions involving negotiated compensation, prices were negotiated based on appraised values.

In 2020, 18 transactions were negotiated that are within the delegated authority of the Chief Administrative Officer and Commissioner of Corporate Services. A summary of the transactions is provided in Private Attachment 1 to this report.

Acquisitions of real property are typically for capital projects or corporate facilities

Staff facilitated 14 acquisitions that were subject to the delegated joint authority of the Chief Administrative Officer and Commissioner of Corporate Services. Nine of the transactions involve nominal consideration, and the cumulative negotiated amount for the five transactions involving compensation was \$672,473.

Dispositions were completed to facilitate land exchanges, projects by other authorities, or to dispose of lands surplus to Regional requirements

Staff facilitated four dispositions that were subject to the delegated authority of the Chief Administrative Officer. Two of the dispositions involved nominal compensation, and the cumulative value of the transactions involving compensation was \$19,010. All dispositions involved lands that were not required for Regional purposes.

5. Financial

Acquisitions involving compensation were funded by the 2019 or 2020 associated Capital Budgets.

6. Local Impact

There is no direct local impact relating to this report.

7. Conclusion

The Corporate Land Acquisition Policy and the Sale and Other Disposition of Regional Lands Policy require the Commissioner of Corporate Services to report transactions of all lands that have been acquired or disposed of for \$500,000 or less to the Committee of the Whole and Council. Staff successfully negotiated 14 acquisitions and four sales that were within the delegated authority of the Chief Administrative Officer and Commissioner of Corporate Services to approve. The transactions are summarized in Private Attachment 1 to this report.

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

March 26, 2021

Private Attachments (1)

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