

The Regional Municipality of York

Committee of the Whole
Finance and Administration
November 11, 2021

Report of the Commissioner of Corporate Services

Disposition of Land Northwest Corner of McCowan Road and 14th Avenue City of Markham

1. Recommendations

1. Council authorize the disposition of land that has been deemed surplus to Regional requirements in the City of Markham, 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.

2. Summary

This report seeks Council approval to dispose of lands that have been deemed surplus to Regional requirements. 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 lands by the Region.

Key Points:

- The subject lands are located at the north west corner of the intersection between McCowan Road and 14th Avenue in the City of Markham
- The adjoining owner has requested the lands so that they can be incorporated into the construction of 96 residential condo unit townhomes
- This disposition has followed the Sale and Other Disposition of Regional Lands Policy

3. Background

The subject Lands originally formed part of the McCowan Road, Road Allowance

The subject lands were dedicated by the Region to form part of McCowan Road in July 1977. McCowan Road was later realigned to facilitate the construction of Highway 407 which resulted in the subject lands being no longer required for the travelled portion of McCowan Road.

The adjacent property owner has requested to purchase the subject land to incorporate into a residential development

Staff met to discuss the disposition of the subject lands with the adjacent owner. The adjacent owner has requested to purchase the subject land to include in a proposed development of his property. The adjacent property contains approximately 5.5 acres that is proposed to be developed for residential use. The site plan proposes the construction of 96 townhome units and a municipal park.

The disposition is being completed in accordance with the Region's Sale and Disposition of Regional Land

The disposition is being completed in accordance with the Council approved Policy for the Sale and Disposition of Regional Land, which sets out the procedures to be followed in connection with the disposal of surplus lands. Staff commissioned two appraisals which concluded this property is not a standalone property and has value in contribution to the adjoining property.

All Regional Departments were approached to determine their interest in the subject land. No future Regional requirement was identified for the property. Additionally, the Region does not have any infrastructure on the property that would require the lands to be retained.

A circulation letter was sent to the City of Markham and no expressions of interest were received.

4. Analysis

The Subject Land has limited marketability

The subject land has limited market demand because of its narrow width, physical configuration, and location. The property does not meet current zoning requirements as a standalone parcel. The Region's Sale and Disposition of Land Policy states that the Director of Property Services shall identify any potential purchaser and invite submission from interested parties. The adjacent landowners are the only viable purchasers in this instance.

In keeping with the Region's Policy for land disposition, two appraisal reports were completed. The appraisals note the adjacent owners as being viable purchasers and value the land in contribution to the adjacent property.

Environmental due diligence has been completed

Environmental due diligence was completed for the subject lands using Phase One Environmental Site Assessments obtained by staff. The results were reviewed by staff in consultation with Legal Services. Based on the findings, no significant issues were identified that required further environmental investigation or related work.

The Region will transfer the lands in an “as is, where is” condition

The purchaser has agreed to acquire the lands “as is, where is”, which means that the Region will provide no representations and warranties as to the conditions of the lands.

5. Financial

Proceeds realized from the sale of the lands will be allocated in accordance with the Region’s Reserve and Reserve Fund Policy.

6. Local Impact

Circulation of the proposal to dispose of the subject land indicated the City of Markham had no need or interest in acquiring the subject land. Through the development process, the subject land will form part of a new residential development and municipal park.

7. Conclusion

The subject land was acquired to form part of the McCowan Road right of way. When McCowan Road was realigned the subject lands were no longer required for Region purposes. The adjacent lands are to be developed for residential use and the owner’s wish is to include the subject land within their development. The shape, size and location of the subject land provide limited opportunity to sell on the open market.

Selling the subject land to the adjacent property owner at the appraised value provides maximum benefit to the Region.

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

October 29, 2021
Attachments (2)
Private Attachments (1)
#13303703