

# **The Regional Municipality of York**

Committee of the Whole  
Finance and Administration  
January 13, 2022

Report of the Commissioner of Corporate Services

## **Disposition of Land 752 19th Avenue City of Richmond Hill**

### **1. Recommendations**

1. Council authorize the disposition of land that has been deemed surplus to Regional requirements in the City of Richmond Hill, as described 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.
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 land in the City of Richmond Hill that is 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 subject property was acquired for the widening and reconstruction of Bayview Avenue
- Portions of the subject property were incorporated into the project and the remaining land 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 proceed with the disposition and report the final sale price 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 for the widening and reconstruction of Bayview Avenue in the City of Richmond Hill**

In 2015, Council approved the expropriation of the subject property for the widening and reconstruction of Bayview Avenue from 19th Avenue to Stouffville Road in the City of Richmond Hill. The project included road widening, intersection improvements and protection of a cold-water fishery channel habitat.

Grading impacts on the residential structure located on the subject property resulted in a full buyout of the entire site. The residential structure and garage located on the property at the time of acquisition have since been demolished and the subject property is currently vacant. The subject property is within the boundary of the Oak Ridges Moraine.

#### **The Region has access to the subject property by right-of-way over the neighbouring lands**

The subject property does not have direct access to public roads. The main access to the property is via rights-of-way (easements) over the adjacent lands to the north and east, as shown in Attachment 2. The rights-of-way are not exclusive to the subject property; other adjacent landowners have similar rights-of-way over the same lands. The rights-of-way are transferrable and will be transferred with the subject property.

#### **The subject property is now surplus to the Region's needs**

The widening and reconstruction of Bayview Avenue from 19th Avenue to Stouffville Road in the City of Richmond Hill has been completed and the subject property is no longer required for the project.

### **4. Analysis**

#### **No expressions of interest were received for the subject property**

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 property 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 property 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, the offer and acceptance process is usually completed or terminated within 24 to 48 hours after submitting an offer. By obtaining Council approval to complete the disposition prior to marketing the property, the sale process will be expedited and align with industry practice.

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

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 terms and conditions and subject to Council approved policies.

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.

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

## **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 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 property to facilitate the widening and reconstruction of Bayview Avenue. The required improvements have been completed and the remaining land is no longer required for the project. A circulation confirmed that the subject 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, and that staff report to Council with the final sale price upon transaction completion.

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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

December 17, 2021  
Attachments (2)  
Private Attachments (1)  
eDOCS #13334739