

The Regional Municipality of York

Committee of the Whole
Finance and Administration
May 4, 2023

Report of the Commissioner of Corporate Services

Disposition of Land 18969 2nd Concession Road Town of East Gwillimbury

1. Recommendations

1. Council authorize the disposition of land in the Town of East Gwillimbury that has been deemed surplus to Regional requirements, as described in Appendix A.
2. The Commissioner of Corporate Services be authorized to accept and execute the agreement of purchase and sale within the limits set out in the private attachment 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.

2. Summary

This report seeks Council approval for staff to negotiate the disposition of land in the Town of East Gwillimbury that is surplus to the Region, in accordance with the Sale and Other Disposition of Regional Lands Policy. The location is shown on the map in Appendix A.

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 2nd Concession Road
- Portions of the subject property were incorporated into the project and the remainder is surplus to the Region's needs
- The remaining property is improved with a two-story detached residential dwelling, garage, and pool
- The subject property is proposed for disposition on the open market

- Based on an independent appraisal, staff will proceed with the disposition on the open market 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 2nd Concession Road in the Town of East Gwillimbury

In 2012, Council approved the acquisition of the subject property for the widening and reconstruction of 2nd Concession Road from Green Lane to Doane Road in the Town of East Gwillimbury. The project was a critical infrastructure component in ensuring adequate transportation capacity for growth in the Region.

Grading and septic bed impacts resulted in a full buy-out of the subject property. The remaining property is improved with a 2,696 square foot two-story detached residential dwelling, with a garage and pool.

The Municipal Official Plan designation is Agricultural/Long Term Growth Area, and the zoning classification is Rural. Regional Official Plan designation is Urban Area.

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

The widening and reconstruction of 2nd Concession Road from Green Lane to Doane Road in the Town of East Gwillimbury is complete. The subject property is surplus to the project and the Region's needs.

4. Analysis

Public Authorities have not expressed interest in acquiring 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 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

The subject property has potential for independent development and is to be sold on the open market. The Policy states staff is to list the property for sale, negotiate a transaction, and 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 align with industry practice.

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

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 Multiple Listing Service 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 an “as is, where is” condition and the purchaser will be responsible to conduct its 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 has been completed

The Region commissioned an Environmental Risk Information Services Report, and no significant environmental concerns were identified with the property.

5. Financial

The net proceeds realized from the disposition will be allocated as part of the operating surplus in accordance with the Surplus Management Policy contained within the Reserve and Reserve Fund Policy.

6. Local Impact

There will be no local impact from the disposition.

7. Conclusion

The Region acquired the subject property to facilitate the widening and reconstruction of 2nd Concession Road in the Town of East Gwillimbury. The project has been completed and the subject property 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 accept an offer within the limits set out in the private attachment 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.

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

April 21, 2023

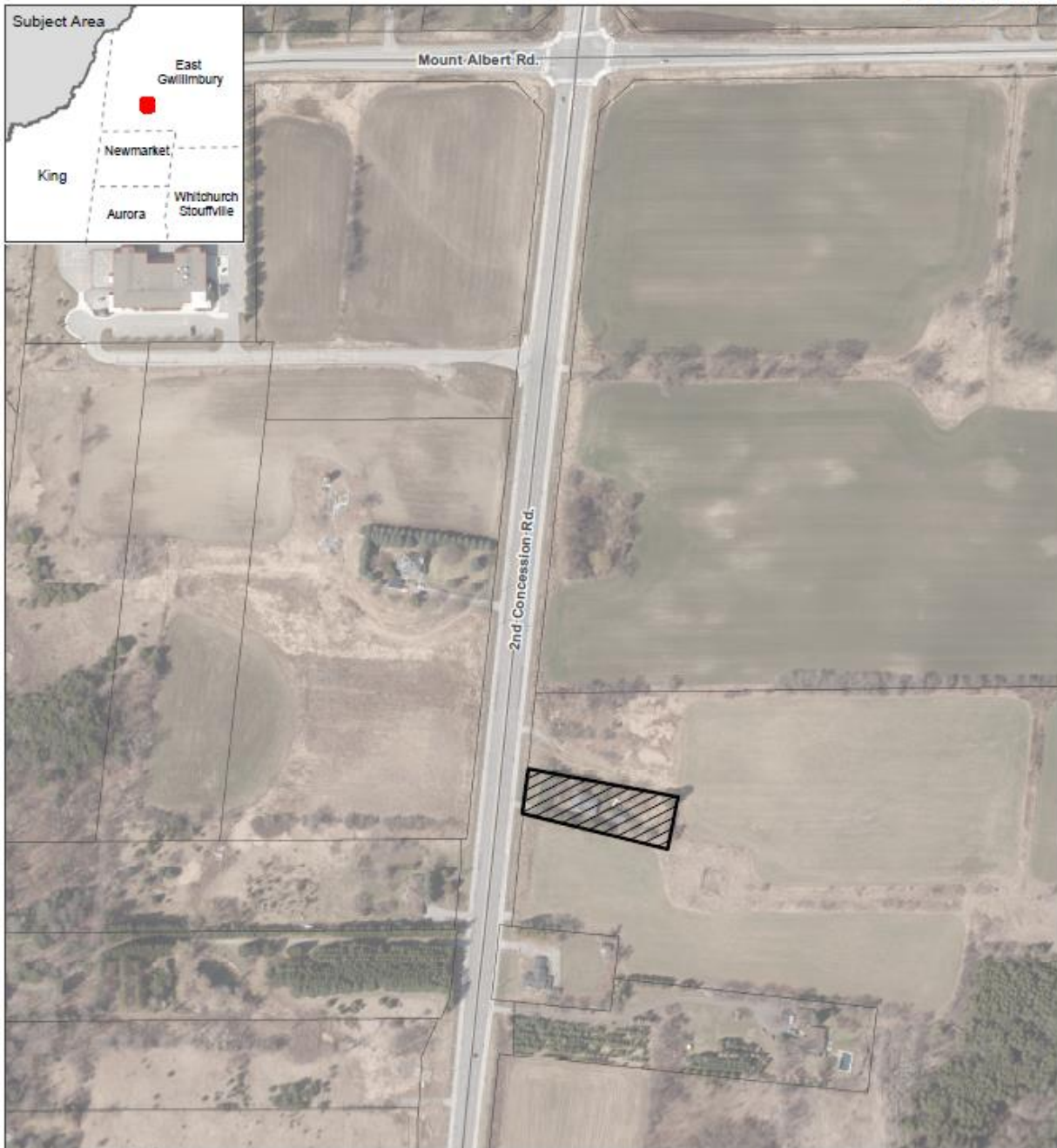
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Appendix A – Property Schedule and Location Map
Private Attachment 1 – Compensation Breakdown

**Property Schedule
Disposition of Land
18969 2nd Concession Road
Town of East Gwillimbury**

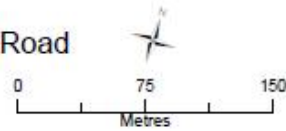
No.	Owner/Seller	Municipal Address	Legal Description	Interest to be disposed
1.	The Regional Municipality of York	18969 2nd Concession Road East Gwillimbury	Part of Lot 10 Concession 2, as in R391951, except Part 1 Plan YR1933508	Fee Simple (3,392.5 sq. m.)

LOCATION MAP




Produced by:
The Regional Municipality of York
Property Services, Corporate Services
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Location Plan
Disposition of Land
18969 2nd Concession Road
East Gwillimbury
May 4, 2023



-  Subject Property
-  Interest Required
-  Parcel
-  Road

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