

The Regional Municipality of York

Committee of the Whole
Finance and Administration
June 15, 2023

Report of the Commissioner of Corporate Services

Disposition of Land Original Jane Street Right of Way Between Highway 407 and Highway 7 City of Vaughan

1. Recommendations

1. Council authorize the disposition of land in the City of Vaughan that has been deemed surplus to Regional requirements, as set out in Appendix A.
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 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 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 lands by the Region.

Key Points:

- The subject lands are part of the original road allowance (Jane Street) and are located between Highway 407 and Highway 7 in the City of Vaughan
- City of Vaughan Staff has requested the lands so that they can be incorporated into the Black Creek Renewal Project
- This disposition is being completed in accordance with the Sale and Other Disposition of Regional Lands Policy

3. Background

The subject lands form part of the original Jane Street Road Allowance

The subject lands comprise a portion of the original Jane Street road allowance and were originally added to the Regional Road System by By-Law No. R-1107-96-126 on May 21, 1998. Jane Street was realigned to accommodate the Highway 407 intersection which resulted in the subject lands being no longer required for the travelled portion of Jane Street.

The City of Vaughan has requested to purchase the subject land to incorporate into the Black Creek Renewal Project

Initiated in 2012, the City of Vaughan's Black Creek Renewal Municipal Class Environmental Assessment (MCEA) evaluated potential channel alignments and physical improvements for the Black Creek between Highway 7 and Highway 407. The goal of the MCEA was to identify a solution that would mitigate the current flooding and erosion problems in Black Creek.

The City has progressed to the design and construction phase of the Black Creek Renewal Project and determined the subject lands are required to facilitate the project.

This Disposition is being completed in accordance with the Region's Sale and Other Disposition of Regional Lands Policy

The disposition is being completed in accordance with the Council approved Sale and Other Disposition of Regional Lands Policy, which sets out the procedures to be followed in connection with the disposal of surplus lands.

A circulation to Regional departments confirmed that 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 450mm storm main and pond located on a portion of the subject lands is to be incorporated into the Black Creek Renewal Project.

4. Analysis

The City expressed an interest to acquire the subject land

The Region's Sale and Other Disposition of Lands Policy states that the Director of Property Services shall identify any potential purchaser and invite submission from interested parties. In accordance with the Sale and Other Disposition of Regional Lands Policy, prior to listing property for sale on the open market, a circulation is completed to the local municipality to solicit an express in interest in acquiring the property. For the subject property, the City expressed an interest and the parties proceeded with negotiations.

Environmental due diligence was completed

Environmental due diligence was completed for the subject lands. No significant issues were identified that required further environmental investigation.

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

The Region will transfer 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

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

The proposed disposition of the subject property to the City of Vaughan will provide a benefit to City of Vaughan residents as they will be incorporated into the Black Creek Renewal Project which will reduce flooding, improve water quality, and limit stream bank erosion in the area.

7. Conclusion

The subject lands formed part of the original Jane Street road allowance. When Jane Street was re-aligned the subject lands were no longer required for Regional purposes. The shape, size and location of the subject lands provide limited opportunity to sell on the open market.

Selling the subject land to the City of Vaughan 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

June 2, 2023

#14957691

Appendix A – Property Schedule and Location Map



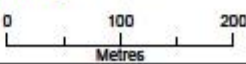



Private Attachment 1 – Compensation Breakdown

**Property Schedule
Disposition of Land
Original Jane Street Right of Way
Between Highway 407 and Highway 7
City of Vaughan**

No.	Purchaser	Municipal Address	Legal Description	Interest to be Disposed
1.	The City of Vaughan	Original Jane Street road allowance between Highway 407 and Highway 7	Parts 1, 3, & 5 Plan 65R-40045	Fee Simple (13,796 sq. m.)

LOCATION MAP



 <p>Produced by: The Regional Municipality of York Property Services, Corporate Services May 2023</p> <p>Date: King's Printer for Ontario 2005-2023</p> <p>Imagery: © First Base Solutions Inc. 2021 See York.ca for additional information.</p>	<p>Location Plan Disposition of Land Original Jane Street Right of Way Between Highway 407 and Highway 7 City of Vaughan June 15, 2023</p>  	<ul style="list-style-type: none">  Subject Property  To Be Disposed  Parcel Road
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