



Report of the Commissioner of Corporate Services

Disposition of Land Main Street and Ninth Line, Town of Whitchurch-Stouffville

1. Recommendations

1. Council authorize the disposition of land in the Town of Whitchurch-Stouffville 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 in accordance with the terms set out in Private Attachment 1 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. Purpose

This report seeks Council approval for staff to negotiate the disposition of land in the Town of Whitchurch-Stouffville that is surplus to the Region, in accordance with the Sale and Other Disposition of Regional Lands Policy and based on an updated independent appraisal. 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:

- Properties were acquired for the Ninth Line and Main Street realignment
- Portions of the properties were incorporated into the project and the remainder are now vacant and surplus to the Region's needs, and will be sold on the open market (the "Property")

- In 2020, Council authorized the disposition of the Property on the open market, in accordance with the Sale and Other Disposition of Regional Lands Policy
- Subsequent to listing the Property for sale, staff identified existing utilities on the property that were not considered in the Region’s appraisal
- An updated independent appraisal was completed which opined a lower value
- Staff will relist the Property for sale based on the updated independent appraisal and will report back to Council with the final sale price

3. Background

The Region acquired land for the realignment of Ninth Line and Main Street in the Town of Whitchurch-Stouffville

From 2011 to 2012, the Region acquired land for the Ninth Line and Main Street realignment, in the Town of Whitchurch-Stouffville. Construction is complete and the remnant land is now surplus. The Property includes remnants of 5982 Main Street, 12278 Ninth Line, and a portion of the original Ninth Line that has been closed and is no longer designated as a road.

The Property is located in the Stouffville urban area on the northeast corner of Ninth Line and Main Street. All structures on the Property were removed during construction and the Property is now vacant land with utilities running along the eastern portion.

The Municipal Official Plan Land Use is Mixed Use Area, Western Approach Area of the Community of Stouffville Secondary Plan, and Urban Medium Density Residential Area. A portion of the Property is zoned Institutional and the remaining portion is Commercial Residential Mixed Use - Western Approach.

The Property is deemed surplus to the Region’s needs

The realignment of Ninth Line and Main Street in the Town of Whitchurch-Stouffville is complete. Portions of the lands from the original acquisitions were incorporated into the roadway, and the portions not required for the road are surplus to the project and the Region’s needs. The Property is composed of the surplus lands.

Regional Departments and other authorities have not expressed interest in acquiring the 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.

The Property was listed for sale on the open market and subsequently withdrawn

Independent appraisals were commissioned by the Region to determine the market value of the Property. In [February 2020](#), Council authorized the disposition of the Property based on the appraised value at that time. Staff listed the Property for sale on the open market by way of the Multiple Listing Service, in accordance with the Policy.

During the listing, staff identified utilities that were not protected by easements. Since the existing appraisal did not factor the potential impact of the utilities, staff withdrew the listing. All offers received during the listing were put on hold. Staff will re-invite all bidders to submit new offers when the property is eventually relisted on the open market, subject to Council approval.

4. Analysis

An updated independent appraisal was completed to address utility impacts

Staff commissioned an updated independent appraisal. The updated appraisal concluded the market value was lower than the previous appraisal. The utilities had some impact on value, but the awkward land configuration and existing zoning posed a greater adverse impact to value than originally estimated by the appraisal provided in 2020. The Property has limited but feasible potential for independent development. Land assembly with the adjoining property will create more substantial development opportunities, mainly as a result of area more functional site configuration and Main Street frontage.

Council approval of the disposition is requested based on the revised market value prior to relisting the Property for sale

Since the Property has potential both for independent development and land assembly with the adjoining property, it should be sold on the open market in accordance with the Policy. 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 considering the updated market value, the sale process will align with industry standards.

The Property will be relisted on the Multiple Listing Service based on an updated appraisal

The Property will be relisted for sale on the Multiple Listing Service based on the current appraised value 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, best future development, and subject to Council approved Policies.

The 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 Property will continue to be listed for sale until the Agreement of Purchase and Sale has been executed by the Region.

Environmental due diligence was completed

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

5. Financial Considerations

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

This is a prominent intersection in the Town of Whitchurch-Stouffville. The future development of the Property will contribute to the growth and development of the Town of Whitchurch-Stouffville and the western approach of the Stouffville urban area.

7. Conclusion

The Region acquired the Property to facilitate the Ninth Line and Main Street realignment. The project has been completed and the Property is no longer required for the project. A circulation confirmed that the Property is surplus to the Region’s needs.

It is recommended that Council authorize staff to relist property on the open market, negotiate the disposition of the Property based on the updated appraisal 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

September 5, 2023

#15422721

Appendix A – Property Schedule and Location Map

Private Attachment 1 – Proposed Compensation (15422719)

**Property Schedule
Disposition of Land
Main Street and Ninth Line
Town of Whitchurch-Stouffville**

No.	Purchaser	Municipal Address	Legal Description	Interest Disposed
1.	To be determined	5982 Main Street	Part 2 on Plan YR1695357, being Part of Lot 16 on Plan 401, Town of Whitchurch-Stouffville	Fee Simple (688.3 sq m.)
2.	To be determined	12278 Ninth Line	Part 14 on Plan 65R-31664, being Part of Lot 15 on Plan 401 and Part Lot 1 Concession 8, Town of Whitchurch-Stouffville	Fee Simple (1,154.4 sq m.)
3.	To be determined	Portion of former Ninth Line Road Allowance	Part 52 on Plan 65R-31664, being Part of the original Road Allowance between Concessions 8 and 9 and Part of 10 Foot Widening on Plan 401, Town of Whitchurch-Stouffville	Fee Simple (532.1 sq m.)

LOCATION MAP

