



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 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 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.

2. Purpose

This report seeks Council approval to dispose of land in Whitchurch-Stouffville that is surplus to the Region's requirements, 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:

- This report supersedes Item J.2.3 dated September 5, 2023, which was deferred by Council
- Portions of properties acquired for the Ninth Line and Main Street realignment were incorporated into the project
- The remaining land, which is the subject of this report, is surplus to the Region's needs
- In 2020, Council authorized disposition of the property on the open market, in accordance with the Sale and Other Disposition of Regional Lands Policy

- The land was listed on the open market, but during the listing, Staff identified utilities that were not protected by easements, so the listing was cancelled
- The Town of Whitchurch-Stouffville (the “Town”) requested the property and staff have negotiated a sale in accordance with the Sale and Other Disposition of Regional Lands Policy

3. Background

Remnant land from realigning Ninth Line and Main Street in Whitchurch-Stouffville is surplus to the Region’s needs

From 2011 to 2012, the Region acquired land for the Ninth Line and Main Street realignment in Whitchurch-Stouffville. Construction is complete and portions of the land from the original acquisitions were incorporated into the roadway. Portions not required for the road are surplus to the project and the Region’s needs. 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 with utilities located on the eastern portion of the land.

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 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 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.

The Town of Whitchurch-Stouffville expressed an interest to acquire the property

In accordance with the Region’s Sale and Other Disposition of Lands Policy, prior to listing Regional property for sale on the open market a circulation is sent to the local municipality advising of the Region’s intent to list the property for sale. The local municipality may then express an interest in acquiring the property. Initially the Town did not advise it was interested in acquiring the property but has since expressed an interest in acquiring the property for the appraised value and subject to the utility easements. The parties proceeded with negotiations and staff advised previous bidders that the property will not be relisted for sale on the open market.

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 updated appraisal included information that supported an opinion that land configuration and existing zoning posed a greater adverse impact to value than originally estimated by the appraisal provided in 2020.

Staff have negotiated the sale of the property to the Town at market value

Staff have negotiated a sale to the Town based on the revised market value in the updated appraisal. The property will be sold in an “as is, where is” condition, including subject to the utility easements, and the Town will be responsible to conduct its own due diligence.

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

Net proceeds realized from this 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 Whitchurch-Stouffville. Future development of the property will contribute to the growth and development of Whitchurch-Stouffville.

7. Conclusion

The Region acquired the property to facilitate the Ninth Line and Main Street realignment. The project is complete and the property is no longer required for the project. A circulation confirmed that the property is surplus to the Region’s needs. The Town expressed interest in acquiring the property.

It is recommended Council authorize staff to dispose of the property to the Town based on the updated appraisal and authorize the Commissioner of Corporate Services to accept and execute the Agreement of Purchase and Sale and all necessary documents as set out in the private attachment.

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:

Erin Mahoney

Chief Administrative Officer

October 27, 2023

#15792797

Appendix A – Property Schedule and Location Map

Private Attachment 1 – Proposed Compensation (#15792802)

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

No.	Purchaser	Municipal Address	Legal Description	Interest Disposed
1.	The Corporation of the Town of Whitchurch-Stouffville	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.	The Corporation of the Town of Whitchurch-Stouffville	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.	The Corporation of the Town of Whitchurch-Stouffville	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



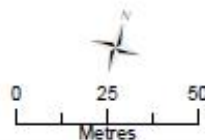
Location Plan

Disposition of Land
Main Street and Ninth Line
Town of Whitchurch-Stouffville
November 9, 2023

Produced by:
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Property Services, Corporate Services
July 2023

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- Subject Property
- Portion to be Sold
- Parcel
- Road

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