



INVENTORY OF REGIONAL BUILDINGS AND PROPERTIES UPDATE TO COUNCIL

Presented to
York Regional Council

Presented by
Dino Basso

Presented on
October 10, 2024



APRIL 11, 2024

**COMMITTEE OF
THE WHOLE
RECOMMENDATION:**

Regional staff be directed to undertake a review of all Regionally owned buildings and properties for the purposes of identifying those that are under and/or unused and provide an analysis of those that can be potentially repurposed for other Regional priorities

YORK REGION BUILDINGS

Photo: Bill Fisch Forest Stewardship and Education Centre

OVERVIEW OF YORK REGION BUILDINGS (OWNED AND LEASED)



16389 ON-48 (Stouffville)



17150 Yonge St. (Newmarket)



9060 Jane St. (Vaughan)



50 High Tech Rd. (RH)



47 Don Hillock Dr. (Aurora)



225 Garfield Wright Blvd. (EG)



17250 Yonge St. (Newmarket)



130 McCleary Ct. (Vaughan)

282 buildings

216 locations

more than 7.6 million square feet



4261 Hwy 7 (Markham)



23068 Warden Ave (Georgina)

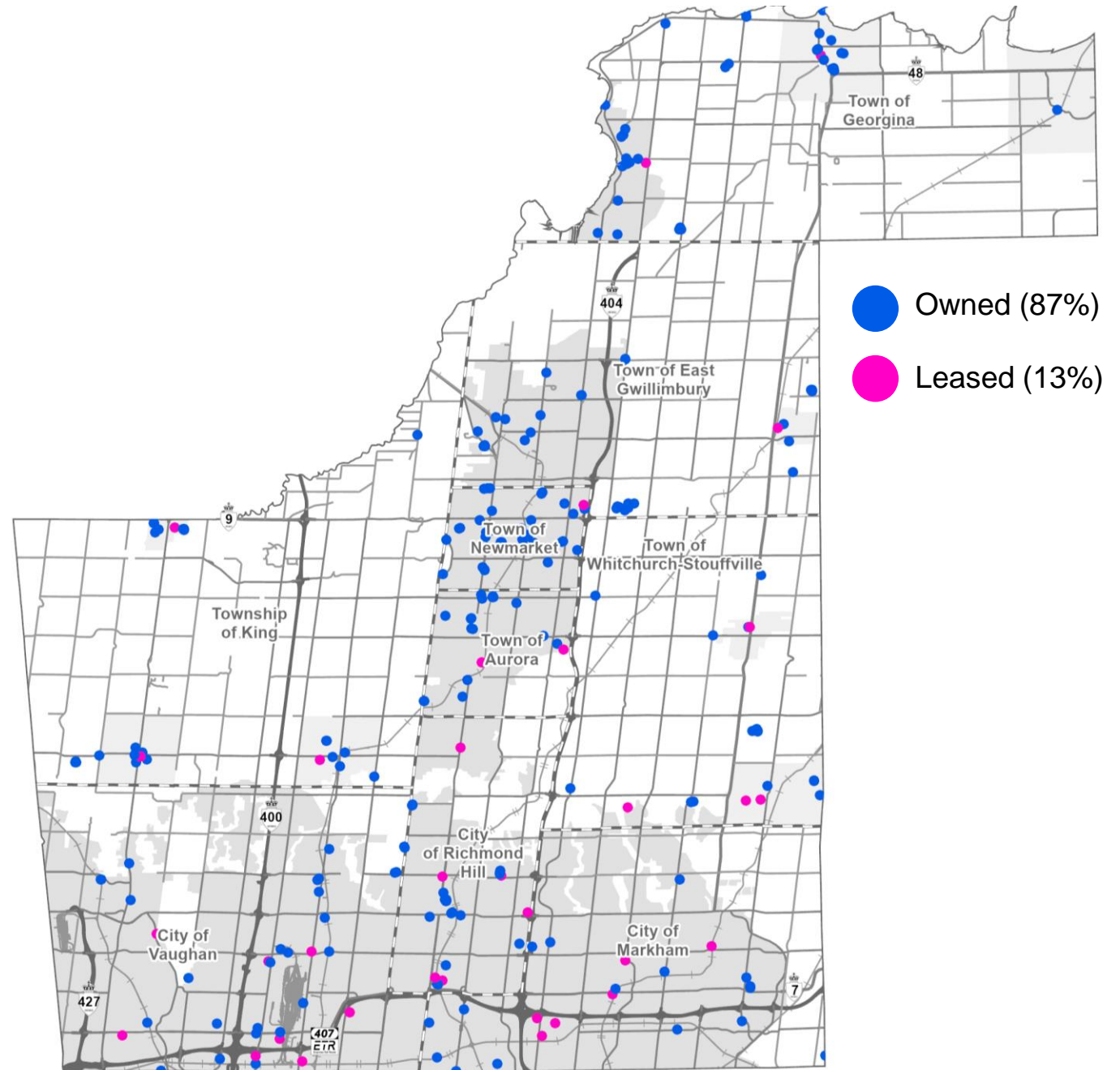


7277 King Rd. (King)



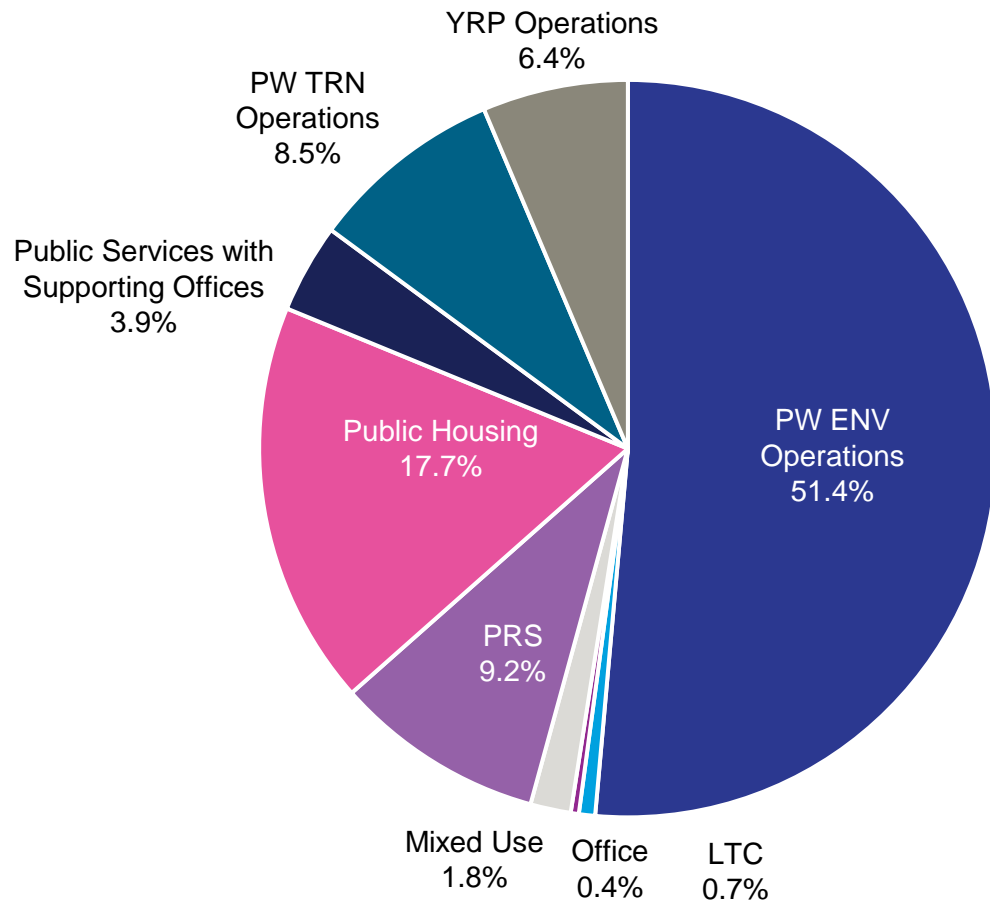
80 Bales Dr. E. (EG)

OWNED AND LEASED BUILDINGS BY MUNICIPALITY

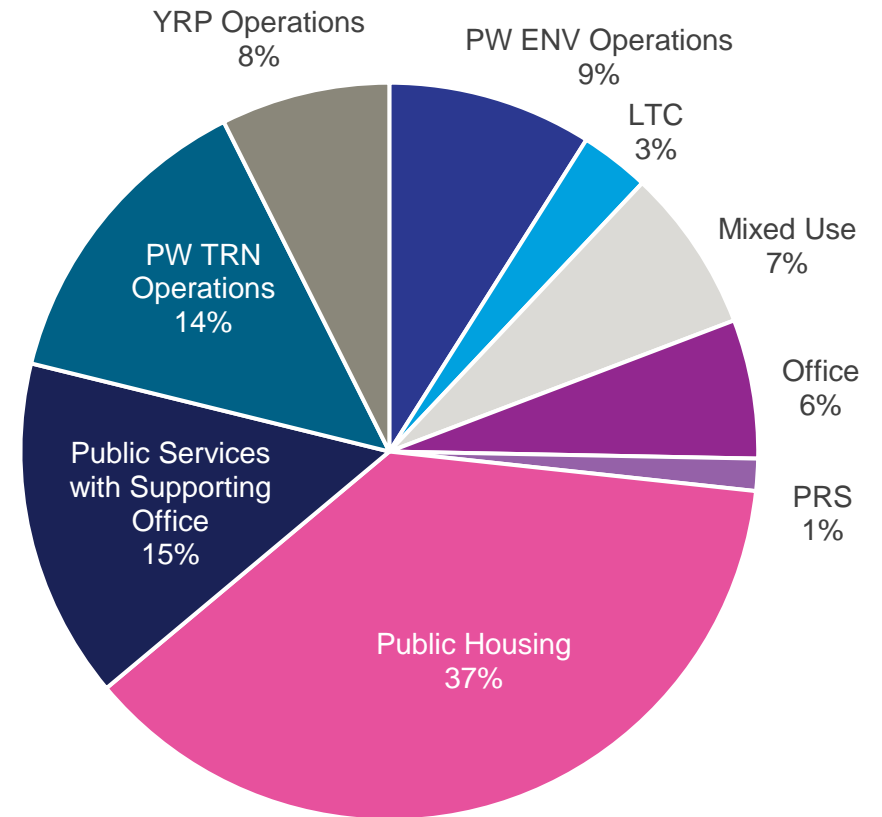


BUILDINGS BY CATEGORY

NUMBER OF BUILDINGS BY CATEGORY:



PERCENTAGE OF TOTAL SQUARE FOOTAGE BY CATEGORY:



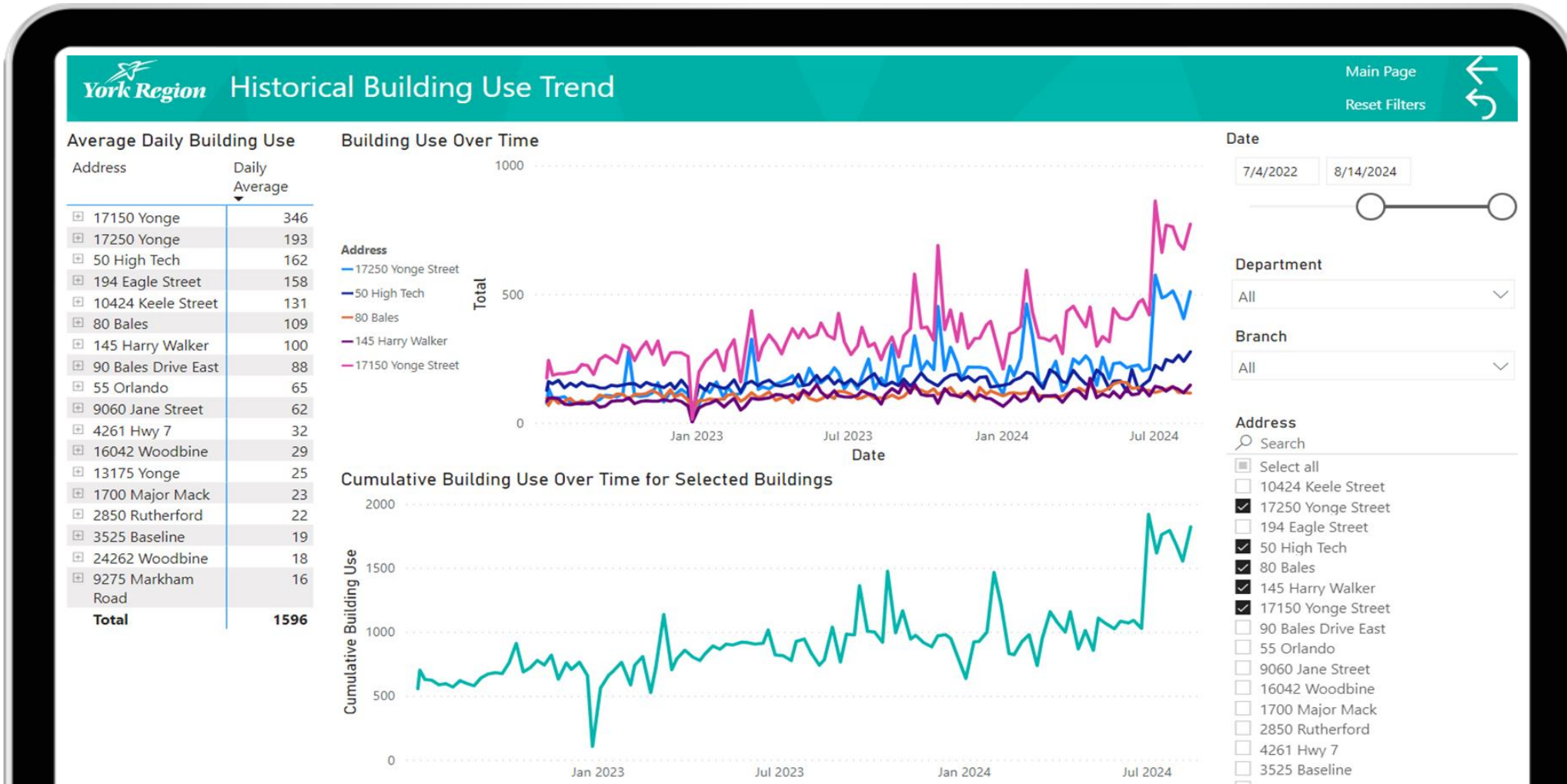
TRACKING OUT BUILDING INVENTORY

Facility Inventory Dashboard: Provides inventory-related information for all buildings



TRACKING BUILDING USE

Historical Building Use Dashboard: Tracks access card strikes at entrances to show building use over time



PARTNERING TO MAXIMIZE SPACE AND REDUCE COSTS



50 High Tech Road, Richmond Hill

Regional space continues to be reviewed and repurposed where possible:

- YRP to save \$80,000 annually on leased space by working out of Regional buildings while Regional staff have been relocated
- Relocation of Courts Services opened new lease opportunities at 50 High Tech

CAN REGIONAL BUILDINGS BE FURTHER REPURPOSED?



90 Bales Road, East Gwillimbury

95% of buildings (267 of 282) are providing services directly to residents:

- Includes roads and transit operations, water and wastewater infrastructure, paramedic response and police stations, public housing, long-term care homes
- Of the remaining 5%, 4% fall under “Public Services and Supporting Office” category and the majority provide for in-person social and health services
- Repurposing these would require relocating essential services, which is not feasible

An aerial photograph of a river meandering through a lush, green landscape. The river flows from the bottom center towards the top right, curving around a large island. The surrounding area is a mix of dense forest and open fields. In the far distance, a water tower is visible against the horizon. The entire image is overlaid with a semi-transparent blue filter.

LAND

Photo: East Gwillimbury

TRACKING AND REVIEWING LAND ASSETS

Property Inventory Dashboard: Developable Land Tab tracks land holdings, zoning and planning information and informs future use

Developable Land

[← Home Page](#)
[↶ Reset Filters](#)

of Parcels
174

Total Parcel Area (Acres)
967.44

Potential Surplus Area (Acres)
326.44

Owned Land ID
All

PIN
All

Name
All

Address
All

Municipality
All

Primary Use
All

Potential Excess/Development Opportunity or Value in Contribution

Potential Excess/Development Opportunity

Value in Contribution

Land with Facility or Without Facility

With Facility

Without Facility

Owned Land ID	Asset ID	PIN	Name	Address	Municipality	Development Po
9375	034180325	20841	2nd Concession Road Assembled with Lands re...	Formerly 20854 Leslie Street	East Gwillimbury	Independent Deve
9376	034180327	20841	2nd Concession Road Assembled with Lands re...	Formerly 20908 Leslie Street	East Gwillimbury	Independent Deve
1358	034400332		Vacant Land - East of 100 Garfield Wright Blvd	North west corner of Bales Drive East & Garfield Wright...	East Gwillimbury	Independent Deve
8087	034540059		Mount Albert WPCP; Mount Albert Fire Department; M...	5866 Doane Road	East Gwillimbury	Facility with Excess
8993	16750	030320368	350 Yorktech Drive	350 Yorktech Drive	Markham	Independent Deve
1197	034060031		17064 Bathurst Street	17064 Bathurst Street	King	Value in contributi
1544	030620403		Major Mackenzie Drive and Highway 48 - East of Railw...	Major Mackenzie Drive and Highway 48, adjacent to the...	Markham	Value in contributi
1468	030620405		Major Mackenzie Drive and Highway 48- Acquired for ...	Major Mackenzie Drive and Highway 48, adjacent to the...	Markham	Value in contributi
941	030630030		Ninth Line & Major Mackenzie Drive East	Widening - Ninth Line & Major Mackenzie Drive East	Markham	Value in contributi
9287	035840089		Administrative Centre Annex	17150 Yonge Street	Newmarket	Facility with Excess
60	21624	032300226	3000 Steeles Ave - Transit Damiani Lands	3000 Steeles Avenue West	Vaughan	Independent Deve
9134	030550063		SE Road Maintenance Yard and Snow Management Fa...	10988 Warden Avenue	Markham	Facility with Excess
2696	030620409		6326 Major Mackenzie Dr E-DCP/Markham By-pass	6326 Major Mackenzie Drive East	Markham	Independent Deve
67	0	030330038	8250 Warden Avenue	8250 Warden Avenue	Markham	Independent Deve
175	034300100		Holland Landing Pumping Station	45 Redford Street	East Gwillimbury	Facility with Excess

Acres by Development Category

Development Potential

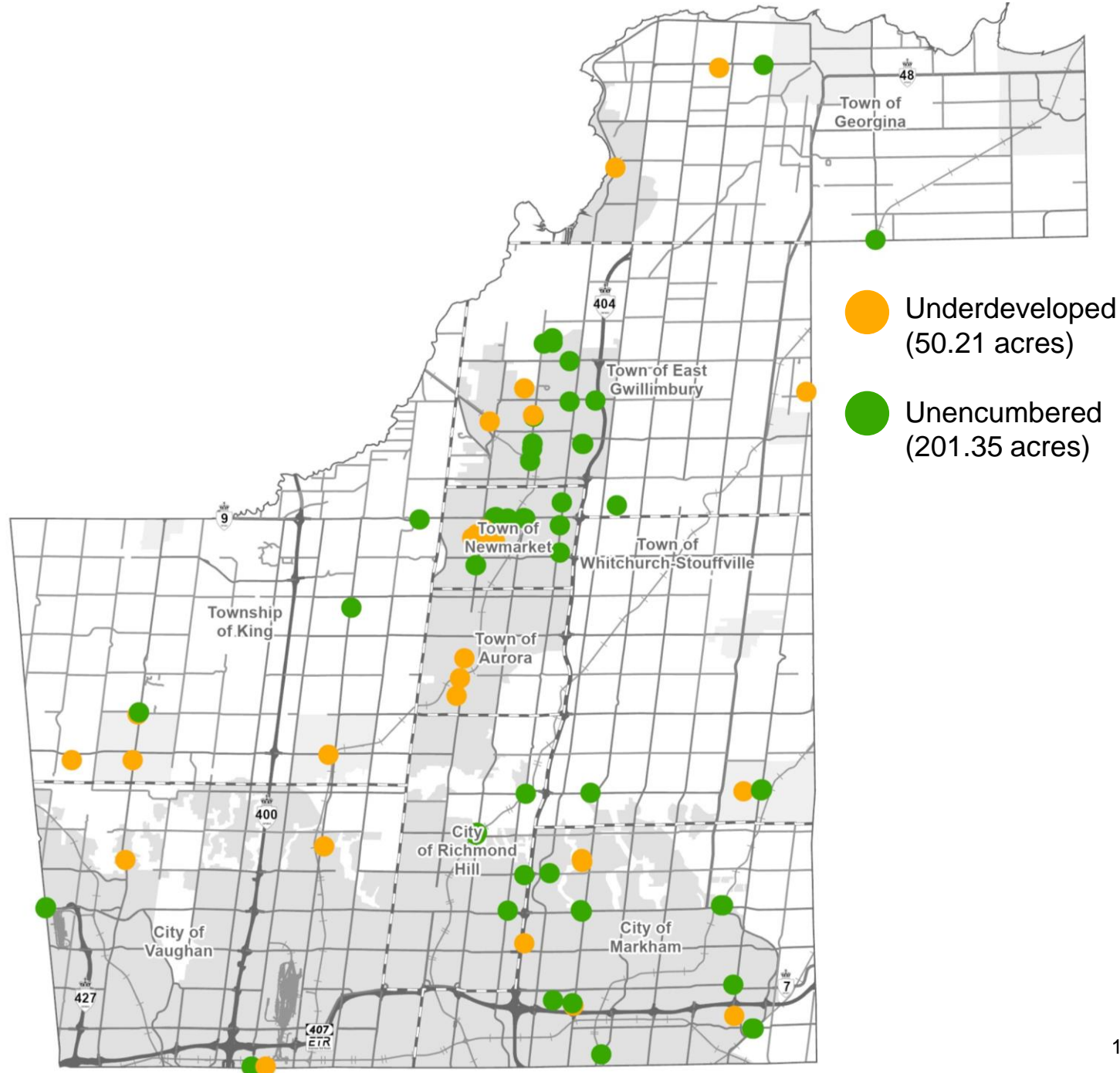
Acres by Development Category

Acres by Development Category

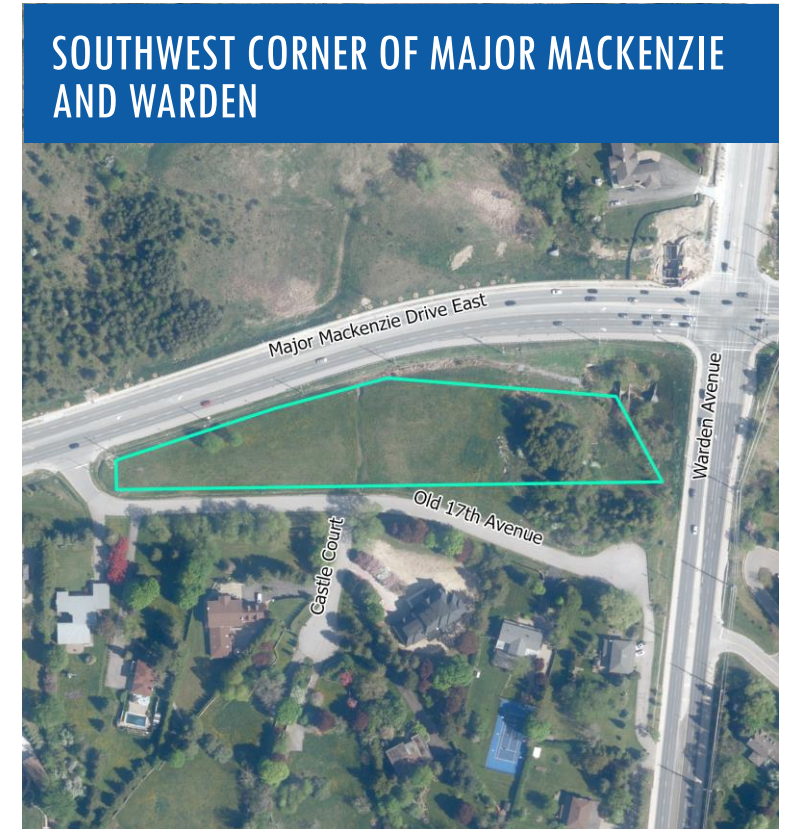
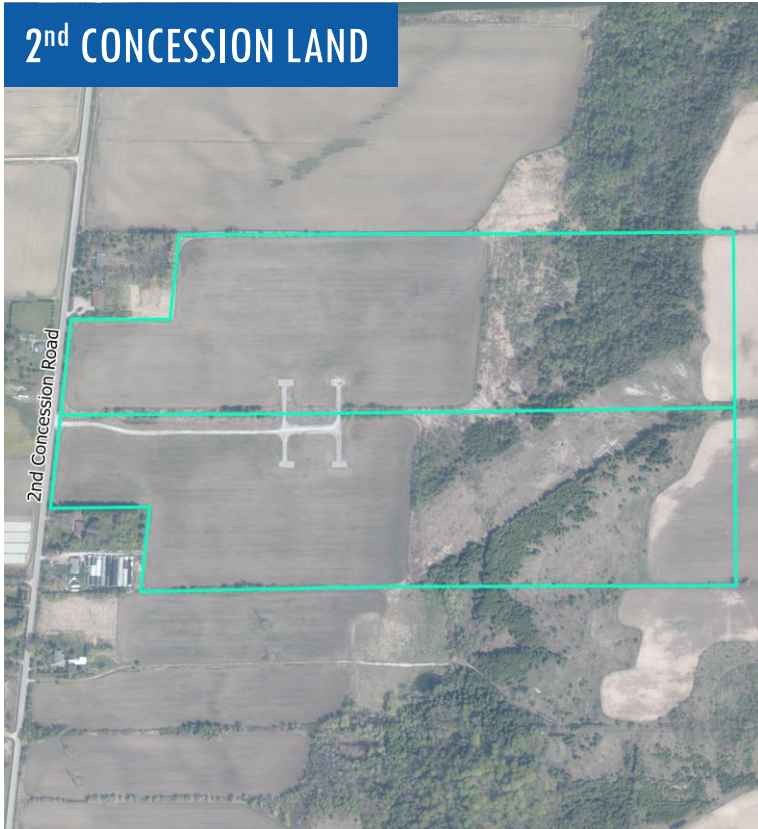
*Slivers are value in contribution parcels

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PARCELS OF POTENTIALLY DEVELOPABLE LAND



EXAMPLES OF UNENCUMBERED LAND

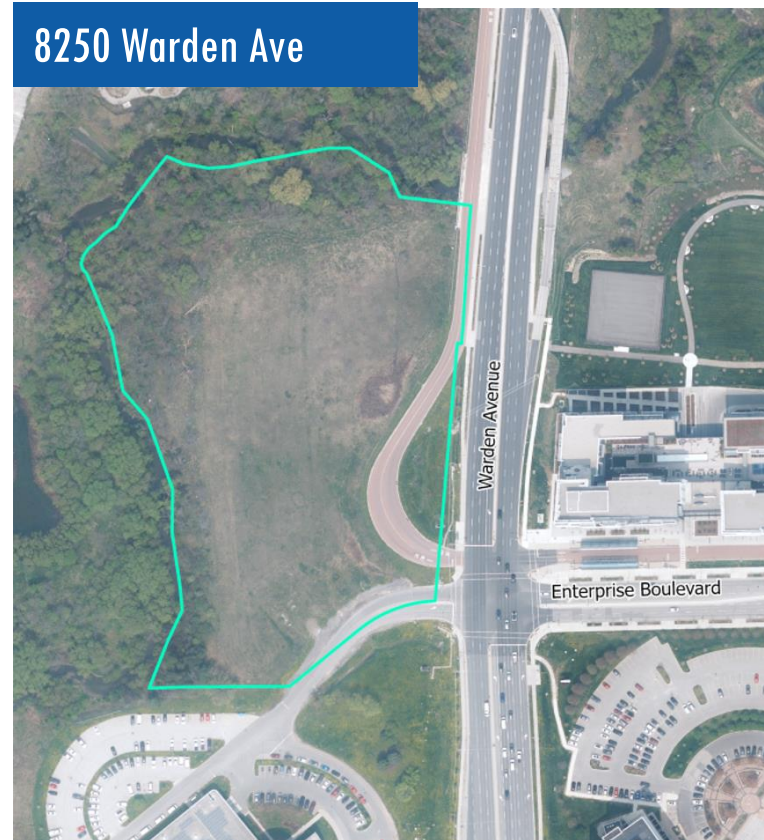


EXAMPLES OF UNENCUMBERED LAND

350 Yorktech Drive



8250 Warden Ave



3000 Steeles Ave W



EXAMPLES OF UNDERDEVELOPED PARCELS

14452 Yonge Street



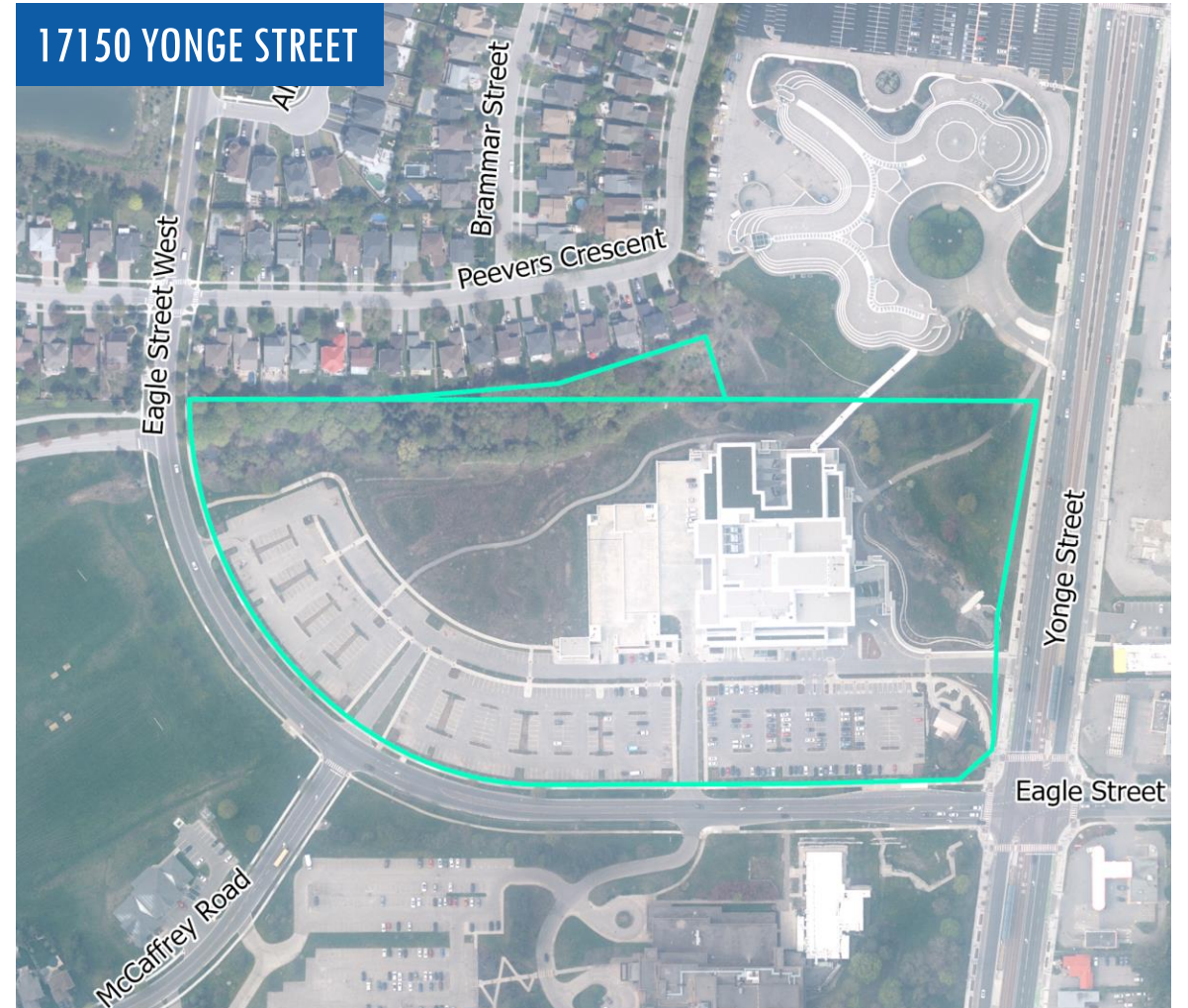
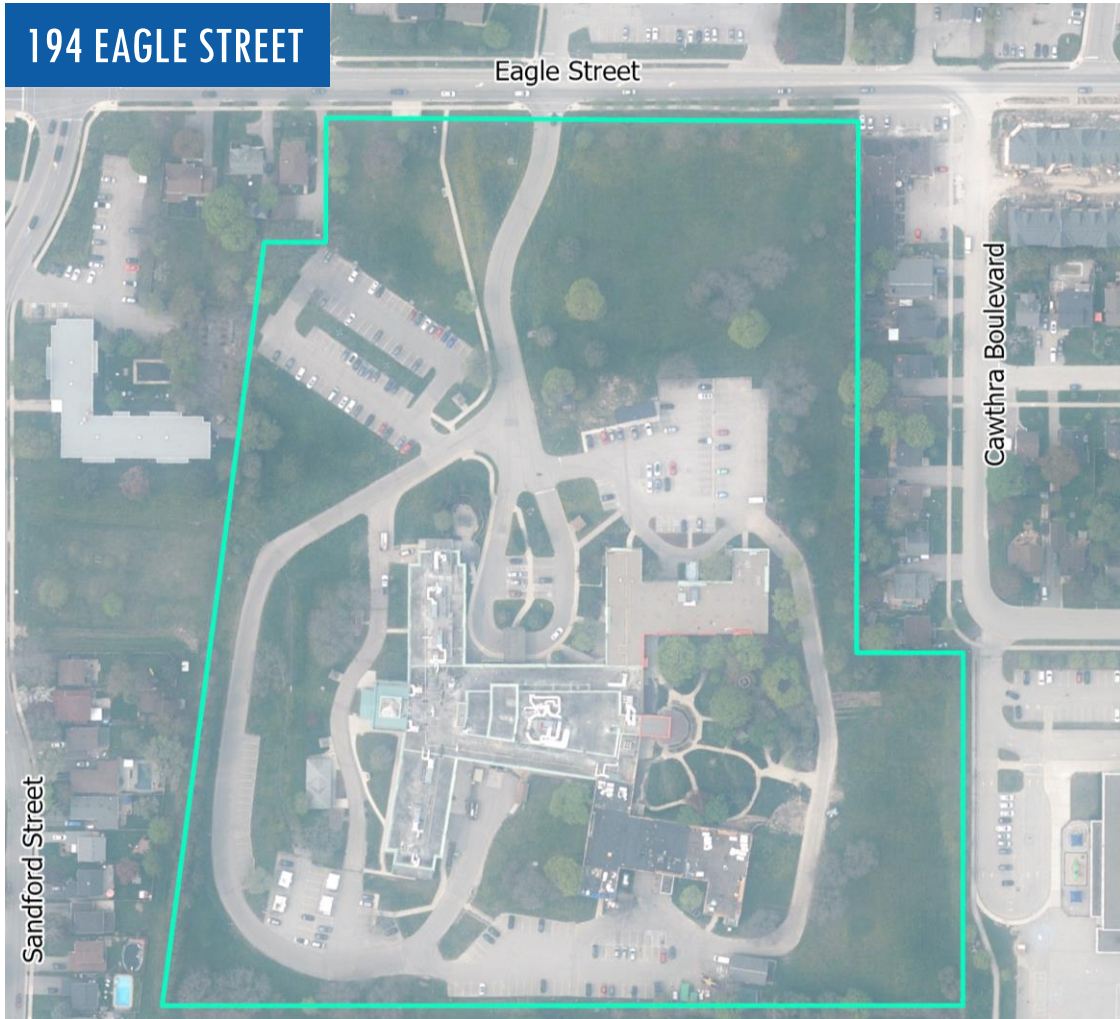
14824 Yonge Street
(LCBO)



3525 Baseline Rd



EXAMPLES OF UNDERDEVELOPED PARCELS



YORK REGION NEEDS



- Housing
- Emergency Services (police and paramedics)
- Social Services
- Public Health
- Warehousing
- Public works facilities



WHAT'S NEXT?

Photo: York Regional Council Chambers

EVALUATION USING HIGHEST AND BEST USE METHODOLOGY

Determines highest and best use for facilities once they are no longer needed for their intended purpose and for surplus land, considering: Council priorities, economic considerations, program needs, municipal planning and zoning



RETURN TO COUNCIL WITH RESULTS FROM HIGHEST AND BEST USE EVALUATION

Staff will report back to Council in 2025 on the categorization of Regional land based on highest and best use methodology

Where the evaluation points to a change in use or development, **work collaboratively with local planning departments** to facilitate development

QUESTIONS?

For more information, please contact:

Michael Shatil

Director, Property Services

1-877-464-9675 ext. 71684

Michael.Shatil@york.ca