

Clause 13 in Report No. 7 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on April 20, 2017.

13  
Disposition of Land  
3009 Stouffville Road  
Town of Whitchurch-Stouffville

Committee of the Whole recommends adoption of the following recommendation contained in the report dated March 30, 2017 from the Commissioner of Corporate Services:

It is recommended that:

1. Council authorize the disposition of the following lands, in the Town of Whitchurch-Stouffville.

No.	Owner	Municipal Address	Legal Description	Interest
1.	The Regional Municipality of York	3009 Stouffville Road (S/E corner of Stouffville Road and Warden Avenue)	Part of Lot 35, Concession 5, Geographic Township of Markham now the Town of Whitchurch-Stouffville, being Parts 12 and 13 on Plan 65R-30634	Fee Simple

2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

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Report dated March 30, 2017 from the Commissioner of Corporate Services now follows:

## 1. Recommendations

It is recommended that:

1. Council authorize the disposition of the following lands, in the Town of Whitchurch-Stouffville.

No.	Owner	Municipal Address	Legal Description	Interest
2.	The Regional Municipality of York	3009 Stouffville Road (S/E corner of Stouffville Road and Warden Avenue)	Part of Lot 35, Concession 5, Geographic Township of Markham now the Town of Whitchurch-Stouffville, being Parts 12 and 13 on Plan 65R-30634	Fee Simple

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. Purpose

This report seeks authority from Council to dispose of land that is surplus to a larger parcel that was acquired by the Region in 2006 for the widening of Stouffville Road and Warden Avenue. The location of the property is shown on Attachment 1.

## 3. Background

The subject land was part of a larger parcel that was acquired in 2006 for road widening and intersection improvements at Stouffville Road and Warden Avenue

The subject land is a surplus portion of a larger parcel that was acquired by a negotiated Agreement of Purchase and Sale in 2006. The purpose was for the widening of Stouffville Road and Warden Avenue as well as intersection improvements. As a portion of the house that was located on the land was part of the new road right of way, warranting a buyout of the entire property.

## Disposition of Land

3009 Stouffville Road, Town of Whitchurch-Stouffville

The acquisition comprised 0.402 ha (0.99 acres) with a residence, attached garage and a shed. The requirement for the roads and intersection improvements was 0.144 ha (0.36 acres). The buildings were demolished, the well and septic decommissioned and the road improvements completed. The remaining size of the parcel of land is 0.258 ha (0.63 acres). This portion was not required by the project, and is the subject of this report.

The disposition is being completed in accordance with the Region's Sale and Disposition of Land Policy

The disposition was completed in accordance with the Council approved policy for the Sale and Disposition of Land, which sets out the procedures to be followed in connection with the disposal of surplus lands. Staff commissioned an appraisal which concluded this property has value as a standalone parcel and could be sold on the open market.

All Regional departments were approached to determine their interest in the subject lands. No future Regional requirement was identified for the property. Additionally, the Region does not have any infrastructure on the property that would require it to retain the lands.

A circulation letter was sent to the Town of Whitchurch-Stouffville, the Public and Separate School Boards, and the Toronto and Region Conservation Authority. No expressions of interest were received.

## 4. Analysis and Implications

An independent appraisal was obtained and the property was listed for sale on the Toronto Real Estate Board's Multiple Listing Service (MLS)

Land use regulations limit development of the site to a residential dwelling. No commercial uses are permitted. An appraisal was commissioned by staff to use as a basis for the asking price for the property. The highest and best use of the property, as determined by the appraiser, is for a single detached residential dwelling.

Based on the conclusions of the appraiser, it was determined that listing the property on MLS would provide optimal market exposure and result in the greatest value to the Region.

The property was placed on the open market with a real estate broker and a number of offers were received with many exceeding the appraised value. The highest offer was received from the adjoining property owner.

Environmental due diligence is underway

By policy, the Region has commissioned a Phase One Environmental Site Assessment (ESA) to assess potential environmental concerns with the property. The results of the ESA will be used to determine whether any further investigation into the environmental condition of the property is required. In the event environmental impacts are identified, staff will consult with Legal Services to take the necessary steps to minimize the risk to the Region.

The terms of the Agreement of Purchase and Sale provide that it is incumbent on the purchaser to complete its own due diligence, including any ESA studies.

## 5. Financial Considerations

The subject lands have been identified as an unused capital asset and surplus to the Region's needs. The disposal of this property will generate revenue for the Region. The proceeds will be distributed in accordance with the Region's Reserve and Reserve Fund Policy.

## 6. Local Municipal Impact

The sale of the subject lands will not affect the use of Stouffville Road or Warden Avenue. Circulation of the property to dispose of this parcel indicated that the local municipality, the Town of Whitchurch-Stouffville has no interest in acquiring the land.

## 7. Conclusion

The subject land was acquired as part of a larger acquisition by the Region for the widening of Stouffville Road and Warden Avenue and to improve the intersection of the two roads. The subject lands are now considered to be surplus.

After being approached by the adjoining property owner to purchase the site, all due diligence was undertaken. This includes circulation to all parties with a potential interest. An appraisal was completed which identified that the property has value as a single family detached dwelling lot. It was then listed for sale on MLS and multiple offers were received with the adjoining property owner offering the highest amount.

Disposition of Land  
3009 Stouffville Road, Town of Whitchurch-Stouffville

The sale of the subject property to the highest bidder meets the Region's policy requirements.

For more information on this report, please contact Michael Shatil at 1-877-464-9675 ext. 71684.

The Senior Management Group has reviewed this report.

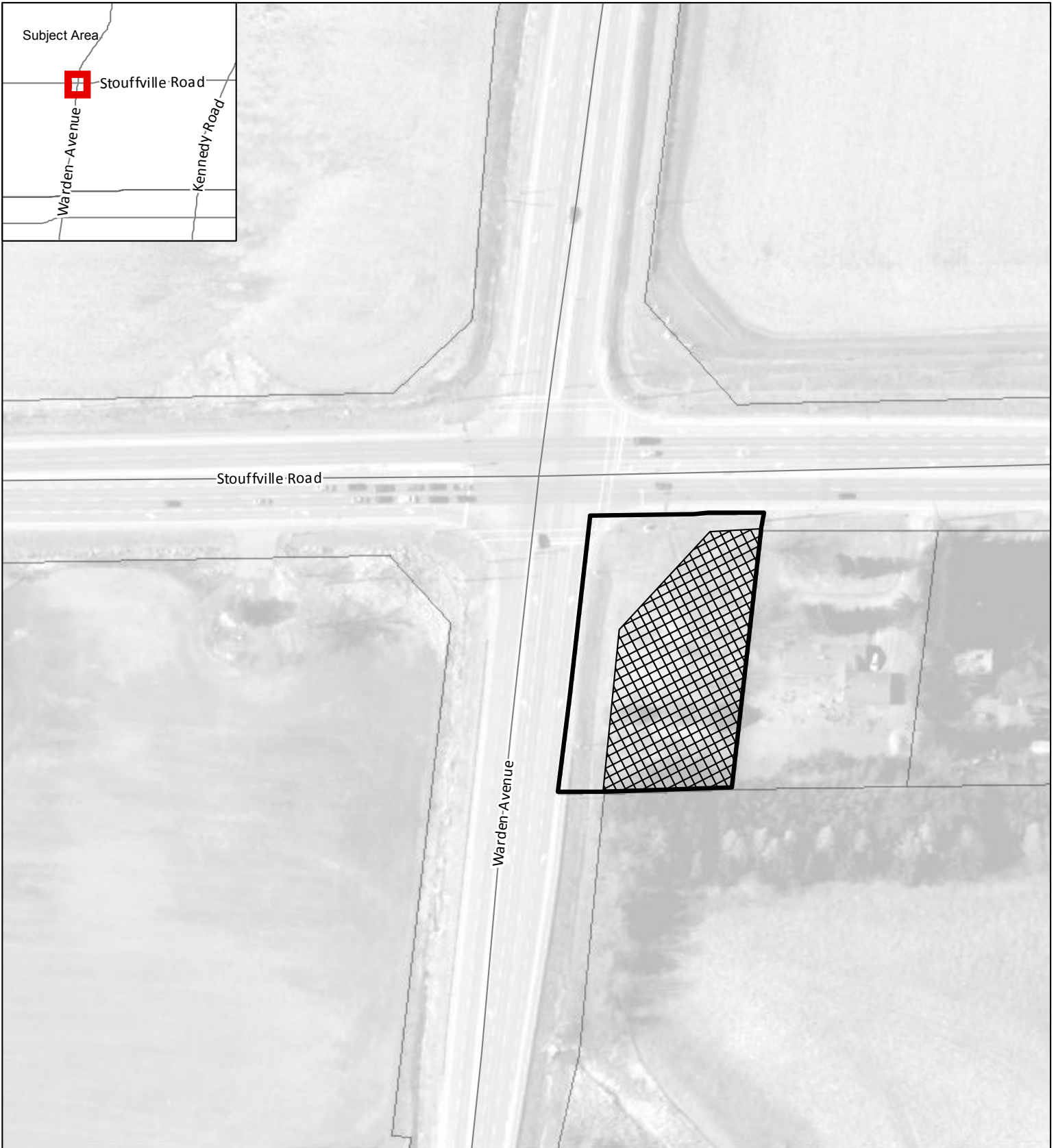
March 30, 2017

Attachments (1)

Private Attachments (1)

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Accessible formats or communication supports are available upon request



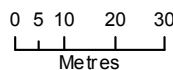
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### Location Plan

Disposition of Land  
3009 Stouffville Road  
Town of Whitchurch-Stouffville  
April 13, 2017



### Legend

-  Purchased in 2006
-  Portion to be sold
-  Parcel
-  Road