

7

SALE OF SURPLUS PROPERTY NINTH LINE, TOWN OF MARKHAM

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, November 7, 2005, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council authorize the sale of 529.5 square metres (5,700 square feet) of land described as Part of the road allowance between Concessions 8 and 9 (Ninth Line -YR 69) and Block 381 (0.30 metre reserve) Registered Plan 65M-3594, Town of Markham and designated as Parts 1 and 2 on Reference Plan 65R-28147, (*see Attachment 2*).
2. The sale shall be to the adjacent owner to the west, N. J.'s Management Services Ltd., and shall be for the sum of \$32,000.00, plus GST if applicable.

2. PURPOSE

The purpose of this report is to obtain Regional Council's authorization to convey surplus property located on the west side of the Ninth Line (YR 69) in the Town of Markham, to N. J.'s Management Services Ltd. for the sum of \$32,000.00.

3. BACKGROUND

Ms. Farrah Jethwani, on behalf of N. J.'s Management Services Ltd., the owner of Lot 320, Registered Plan 65M-3594 and fronting onto Green Hollow Court in the Town of Markham, (*see Attachment 1*), has requested that the Region sell a portion of the surplus section of the Ninth Line (YR 69) to N. J.'s Management Services Ltd. The property is located immediately to the east of Lot 320 and she has advised that it will be added to the property owned by N. J.'s Management Services Ltd. in order to operate a day care centre. The extra land is required for parking as part of the site planning process. The property measures 10.3 metres by an average of 39.53 metres and has an area of 529.5 square metres (5,700 square feet). The legal description of the subject property is Part of the road allowance between Concessions 8 and 9 (Ninth Line -YR 69) and Block 381 (0.30 metre reserve) Registered Plan 65M-3594, Town of Markham and designated as Parts 1 and 2 on Reference Plan 65R-28147. Part 3 on Reference Plan 65R-28147 will be the new 0.3 metre reserve replacing the reserve that is shown as Part 1 on the plan (*see*

Attachment 2). This part of the Ninth Line (YR 69) became surplus when the road was diverted to the east as part of the overall Markham By-pass plan.

Bell Canada and Enbridge Gas have been contacted and have informed us that they do not require any easements over this property.

Staff of the Transportation and Works Department has declared these lands surplus to the roads needs. The advertising in the local newspapers of the stopping up and closing of this portion of road has been completed and the property was declared surplus by Regional Council at its meeting held on October 27, 2005.

4. FINANCIAL IMPLICATIONS

The appraised value for the property is \$32,000.00. This is based on an appraisal that was prepared by Landmark Appraisals dated August 5, 2005, and has been reviewed by the Director of Realty Services. The proceeds from the sale of this property will be deposited into the Region's Capital Reserve.

The Purchaser requested that the Region consider providing assistance in the purchase in light of the circumstances. Regional staff considered various options, including a vendor take-back mortgage. Since the purchaser is a commercial entity, however, any assistance provided at less than fair market value would contravene the anti-bonusing provisions of the Municipal Act and is therefore not recommended.

5. LOCAL MUNICIPAL IMPACT

There are no local municipal implications associated with this report.

6. CONCLUSION

It is recommended that the property described as Part of the road allowance between Concessions 8 and 9 (Ninth Line -YR 69) and Block 381 (0.30 metre reserve) Registered Plan 65M-3594, Town of Markham and designated as Parts 1 and 2 on Reference Plan 65R-28147, be conveyed to N. J.'s Management Services Ltd., the adjacent owner, for the sum of \$32,000.00, plus GST if applicable.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause are attached to this report.)