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DISPOSITION OF LAND
PART OF LOT 10, CONCESSION 3
TOWN OF EAST GWILLIMBURY

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated March 7, 2012, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the disposition of Part of Lot 10, Concession 3, Town of East Gwillimbury, being Part 4 on Plan 65R-595 (*see Council Attachment 1*).
2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete this transaction.

2. PURPOSE

This report seeks Council authority to dispose of land located at the southwest corner of Woodbine Avenue and Mount Albert Road, in the Town of East Gwillimbury.

3. BACKGROUND

The subject lands were acquired in 1972 as a result of a road widening

On March 1, 1972, The Regional Municipality of York acquired the lands from Brunhilde Rohn for the purpose of road widening and construction. Part 3 was necessary for the road widening, while Part 4 was acquired at the owner's request.

The adjoining owner made a formal request to purchase the subject lands from the Region on November 3, 2009. The Region's policy for Sale and Disposition of Land, which sets out the procedures to be followed in connection with the disposition of surplus lands, was then followed. Subsequently, the subject property was placed on the open market and offers were received from interested parties.

4. ANALYSIS AND OPTIONS

Regional departments were canvassed to determine if there was future need for the property

All Regional departments were approached to determine their interest in the subject lands. Currently, the Region does not foresee a future need for this property. Additionally, the Region does not have any infrastructure on the property that would require it to retain the lands.

Local Municipal comments were solicited

A circulation memo was forwarded to the Town of East Gwillimbury and there was no expression of interest.

There were no Public Authority comments

A circulation memo was forwarded to the Ministry of Transportation, Public and Separate School Boards and the Conservation Authority. There were no expressions of interest received.

The best method of disposition was determined

An independent appraisal was commissioned, which determined the parcel could be developed independently. With the market value established, a Real Estate agent was utilized to market the subject property. Multiple offers were received and the highest bid was greater than the appraised value.

Link to Key Council-approved Plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area- Manage the Region's Finances prudently

Expand the Region's strategic financial management capability.

The disposition of these lands will provide opportunities for the Region to better manage its assets and resources.

5. FINANCIAL IMPLICATIONS

The subject lands have been identified as an unused capital asset and surplus to the Region's needs. The disposal of this property will provide an opportunity to generate additional revenue for the Region.

6. LOCAL MUNICIPAL IMPACT

The sale of this property will provide development opportunities, as it is designated as employment area lands in the official plan. The development of the subject lands will stimulate the local economy.

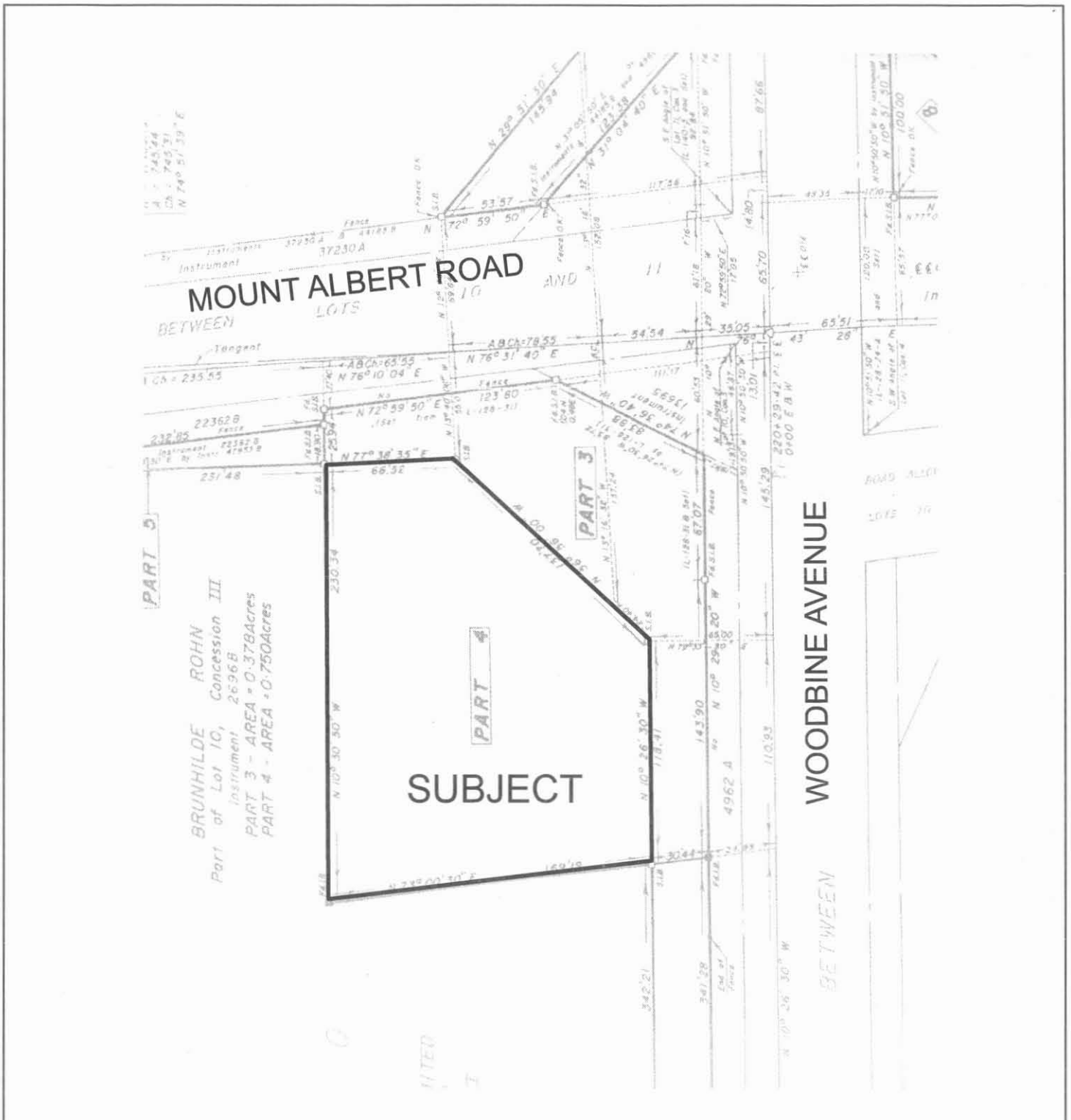
7. CONCLUSION

This parcel of land is surplus to the Region's needs. The sale of the subject property to the highest bidder, for greater than the appraised value, is fiscally responsible and meets the Region's policy requirements.

For more information on this report, please contact Barry Crowe, Director, Property Services Branch at Ext. 1684.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)



LOCATION PLAN

Disposition of Land
Part of Lot 10, Concession 3
Town of East Gwillimbury



0 5 10 20 Metres

PROPERTY SERVICES

