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SALE OF SURPLUS PROPERTY YONGE STREET, TOWN OF RICHMOND HILL

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, April 10, 2007, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council declare surplus and give notice of its intention to sell the lands having an area of 1045.3 square meters (0.258 acres) and described as Part of Lot 54, Concession 1, EYS, Town of Richmond Hill, The Regional Municipality of York and designated as Blocks 126 and 136 on Plan 65M2816.
2. The lands be stopped up and closed as public highway.
3. The Manager of Realty Services shall conduct an appraisal of the property, the cost of which shall be paid in advance by the abutting landowner to the east who wishes to purchase the property, and shall commence negotiations, the results of which shall be presented to Regional Council for consideration.
4. An administration fee of \$1,500.00 together with all costs in connection with these transactions such as surveying, advertising, legal and any necessary utility relocation are to be paid for by the purchaser in advance of any expenditure by the Region.

2. PURPOSE

The purpose of this report is to obtain Regional Council's approval to:

1. Declare the lands described in Recommendation 1 above as surplus to the Region's requirements.
2. Do all acts necessary to stop up and close these lands.
3. Obtain an appraisal of these lands and to negotiate the sale of the property with the abutting owner to the east and to report back to Council with the selling price.

3. BACKGROUND

P.A.C.I.F.I.C. Inc. has requested that the Region declare surplus and sell to it a strip of land that is located along its westerly boundary, on the east side of Yonge Street south of 19th Avenue (*see Attachment 1*). The intention is to include these lands with the remainder of its holdings that are to be developed into a 4-storey office building. The lands are described as Part of Lot 54, Concession 1, EYS, Town of Richmond Hill, The Regional Municipality of York and designated as Blocks 126 and 136 on Plan 65M2816 and is subject to an existing easement in favour of Trans-Canada Pipe Lines Limited as described in Instrument No. MA42088. The total area of the lands to be conveyed is 1045.3 square meters (0.258 acres). These lands were transferred to the Ministry of Transportation for road widening and reserve purposes when Plan 65M2816 was registered in 1990 and were subsequently transferred to the Region. It has now been determined that this widening is not required as there is enough land to provide the 45 meter Yonge Street right-of-way in front of this property.

Staff of the Transportation and Works Department and York Region Rapid Transit Corporation has declared these lands surplus to their needs.

4. FINANCIAL IMPLICATIONS

The proceeds from the sale of this property will be deposited into the Region's Capital Reserve.

5. LOCAL MUNICIPAL IMPACT

There are no local municipal implications associated with this report.

6. CONCLUSION

This parcel of land is surplus to the Region's road needs and is of a size that it can only be sold to the abutting owner, subject to the existing easement in favour of Trans-Canada Pipe Lines Limited.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the May 3, 2007 Committee meeting.)