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SALE OF SURPLUS PROPERTY MAJOR MACKENZIE DRIVE AND HIGHWAY 48 TOWN OF MARKHAM

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, April 3, 2007, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council authorize the conveyance of 3,035 square meters (0.76) acres of land described as being Part of the Original Road Allowance between Lots 20 and 21 and Part of Lots 20 and 21, Concession 7, Town of Markham and designated as Parts 1 to 18 (inclusive) on a draft reference plan, prepared by Clarke Wilkinson Alton Surveying and dated March 30, 2006, subject to the Region retaining a permanent easement in Parts 2, 3, 4, 5, 6, 7, 8, 9, 13, 15 and 17 for the existing watermain and storm sewer and conveying a permanent easement to Enbridge in Parts 7, 8, 10, 11, 12, 13, 16 and 17 for the existing gas main.
2. The conveyance shall be to the adjacent owner to the south and shall be for the sum of \$323,000.00.
3. The appropriate Regional Officials perform all acts necessary to give effect to the foregoing.

2. PURPOSE

The purpose of this report is to obtain Regional Council's authorization to convey surplus property located on the south side of Major Mackenzie Drive just west of Highway 48 in the Town of Markham, to ECL Properties, the adjacent owner, for the sum of \$323,000.00.

3. BACKGROUND

ECL Properties has requested that the Region declare surplus and sell to it Regional lands that are adjacent to the northerly boundary along Major Mackenzie Drive (YR 25). The lands are located on the south side of Major Mackenzie Drive (YR 25) just west of the intersection of Highway 48 (*see Attachment 1*). The legal description of the Regionally owned parcel is Part of the Original Road Allowance between Lots 20 and 21 and Part of Lots 20 and 21, Concession 7, Town of Markham and designated as Parts 1 to 18

(inclusive) on a draft reference plan, prepared by Clarke Wilkinson Alton Surveying and dated March 30, 2006. The property is irregular in shape and has an area of 3,035 square meters (0.76 acres). The parcel was created by the recently designed jog elimination at Highway 48 and Major Mackenzie Drive (YR 25). There is an existing watermain on the property within the area designated as Part 2, 3 and 4, an existing storm sewer on Parts 3, 5, 6, 7, 8, 9, 13, 15 and 17 and an existing gas main in Parts 7, 8, 10, 11, 12, 13, 16 and 17 on the draft reference plan. Therefore, the Region must retain permanent easements in these areas for the repair and maintenance of the mains and convey a permanent easement to Enbridge for the repair and maintenance of its gas main. The property cannot be built upon due to its shape and the location of the water main, storm sewer and gas main and can only be developed in conjunction with the adjacent property. Regional Council declared these lands surplus at its meeting held on January 25, 2007.

4. FINANCIAL IMPLICATIONS

An appraisal was prepared by Cushman & Wakefield LePage that estimated the value at \$850,000.00 per acre. The appraised value for the property is \$323,000.00. This is based on the value of \$850,000.00 per acre discounted by 50 percent for the requirement of permanent easements on just about all of the property. The appraisal has been reviewed by the Manager of Realty Services. 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

It is recommended that the property described as being Part of the Original Road Allowance between Lots 20 and 21 and Part of Lots 20 and 21, Concession 7, Town of Markham and designated as Parts 1 to 18 (inclusive) on a draft reference plan, prepared by Clarke Wilkinson Alton Surveying and dated March 30, 2006, subject to the Region retaining a permanent easement in Parts 2, 3, 4, 5, 6, 7, 8, 9, 13, 15 and 17 for the existing water main and storm sewer and conveying a permanent easement to Enbridge in Parts 7, 8, 10, 11, 12, 13, 16 and 17 for the existing gas main ECL Properties, be sold to the adjacent owner, for the sum of \$323,000.00.

The Senior Management Group has reviewed this report.