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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, March 11, 2004, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council authorize the conveyance of 0.553 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, 3 and 4 on a draft reference plan, prepared by Lloyd & Purcell Ltd. and dated March 2, 2004, subject to the Region retaining a permanent easement in Part 3.
2. The conveyance shall be to the adjacent owner to the south and shall be for the sum of \$171,675.00.
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 southwest corner of Major Mackenzie Drive and Highway 48 in the Town of Markham, to Cranford Developments Limited, the adjacent owner, for the sum of \$171,675.00.

3. BACKGROUND

Cranford Developments Limited 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 in the southwest corner of the intersection of Highway 48 and Major Mackenzie Drive (YR 25) (*see Attachment No. 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, 3 and 4 on a draft reference plan, prepared by Lloyd & Purcell Ltd. and dated March 2, 2004. The property is irregular in shape and has an area of 2,235 square meters (0.553 acres) (*see Attachment No. 2*). 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 3 on the

draft reference plan and therefore the Region must retain a 6 meter wide permanent easement in this area for the repair and maintenance of the main. The property cannot be built upon due to its shape and the location of the watermain and can only be developed in conjunction with the adjacent property. Regional Council declared these lands surplus at its meeting held on June 26, 2003.

4. FINANCIAL IMPLICATIONS

The appraised value for the property is \$171,675.00. This is based on an independent appraised value of \$350,000.00 per acre. The appraisal considered restrictions placed on the location, size and type of structure to be placed on the site due to the location of the easement.

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, 3 and 4 on a draft reference plan, prepared by Lloyd & Purcell Ltd. and dated March 2, 2004, subject to the Region retaining a permanent easement in Part 3, be conveyed to Cranford Developments Limited, the adjacent owner, for the sum of \$171,675.00.

The Senior Management Group has reviewed this report.

(A copy of the attachments referred to in the foregoing has been forwarded to each Member of Council with the April 8, 2004 Finance and Administration Committee agenda and a copy thereof is on file in the Office of the Regional Clerk.)