

Clause 9 in Report No. 3 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on February 15, 2018.

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Disposition of Land  
Bathurst Street and Beverley Glen Boulevard  
City of Vaughan

Committee of the Whole recommends adoption of the following recommendations contained in the report dated January 25, 2018 from the Commissioner of Corporate Services:

1. Council authorize the disposition of the following land in the City of Vaughan when all vivaNext works are completed.

No.	Owner	Municipal Address	Legal Description	Interest
1.	The Regional Municipality of York	Northwest corner of Bathurst Street and Beverley Glen Boulevard	Part of Blocks 41 and 42, 65M3392, City of Vaughan, being Parts 5, 6, 7 and 8 on Plan 65R-36310	Fee Simple

2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

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Report dated January 25, 2018 from the Commissioner of Corporate Services now follows:

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1. Recommendations

It is recommended that:

1. Council authorize the disposition of the following land in the City of Vaughan when all vivaNext works are completed.

No.	Owner	Municipal Address	Legal Description	Interest
1.	The Regional Municipality of York	Northwest corner of Bathurst Street and Beverley Glen Boulevard	Part of Blocks 41 and 42, 65M3392, City of Vaughan, being Parts 5, 6, 7 and 8 on Plan 65R-36310	Fee Simple

2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

2. Purpose

This report seeks Council authority to dispose of the subject land that is surplus to a larger parcel that was dedicated to the Region in 1999 as part of a daylighting triangle at the northwest corner of Bathurst Street and Beverley Glen Boulevard, in the City of Vaughan. The location of this property is shown on the map in Attachment 1.

Private Attachment 1 to this report will be considered in private session because it relates to the disposition of land by the Region.

3. Background

The subject land is part of a larger parcel that was dedicated to York Region for a daylighting triangle

The Region acquired the subject land through a dedication on a plan of subdivision in 1999, for road widening purposes. The lands were dedicated to the

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Region for no monetary consideration to form part of the Bathurst Street daylighting triangle.

The abutting owner has requested the subject land be reacquired for a proposed development

The abutting owner that dedicated the lands in 1999 is proposing to develop the abutting land and has requested to reacquire a portion of the land that was originally dedicated, but is not required for Regional purposes.

The subject land will be included in a Site Plan Application

The owner would like to acquire the subject land in order to incorporate it into a Site Plan Application. The City of Vaughan requires the abutting owner to own or be able to show proof of eventual ownership of all lands within the site plan. Council approval to convey this parcel to the owner will satisfy City of Vaughan.

The disposition is being completed in accordance with the Region's Sale and Disposition of Land Policy

Staff followed the Region's policy for the Sale and Disposition of Land which sets out procedures to be followed for the disposal of surplus lands. All Regional departments were contacted and no future Regional requirement was identified for the subject land. VivaNext advised they require temporary use of the 15m daylighting triangle and requested the Region not dispose of the subject lands until the works are complete. The Region has infrastructure on the subject land that the abutting owner will be required to relocate.

A circulation letter was sent to the City of Vaughan, and the Toronto and Region Conservation Authority was consulted. No expressions of interest were received.

#### 4. Analysis and Implications

The subject land has one viable purchaser

The subject land has limited market demand as it is too small for development as a standalone parcel. It is only marketable to the abutting owner and is therefore considered to have limited market demand in accordance with the Sale and Disposition of Land policy.

The abutting owner has requested that the subject land be transferred back for a nominal fee of \$2.00, given that the subject land was originally dedicated to the Region with no compensation paid to the owner. The abutting owner has agreed

to pay administration fees and all costs associated with the transfer as well as all costs to move any infrastructure within the subject land.

The reduced daylighting triangle meets the requirements of the intersection

The dedication of a 15 metre daylighting triangle is based on the standard practice of conditions imposed on draft plans of subdivision at Regional and local intersections. Transportation Services has advised that the reduced configuration of the daylight triangle meets the functional requirements and future needs of this intersection.

In addition, the proposed reduction of daylighting size will match the depth of land conveyed to the Region for daylighting by the developer on the south side of the intersection.

Environmental due diligence has been performed on the subject land with no significant issues identified

A Phase One Environmental Site Assessment was completed and no significant issues were identified. No further investigation was recommended.

## 5. Financial Considerations

There are no financial implications associated with this report.

## 6. Local Municipal Impact

The sale of the subject land will not affect the functional use of the Bathurst Street and Beverley Glen Boulevard intersection. A disposition circulation of this parcel indicated that the City of Vaughan has no interest in acquiring the subject land.

## 7. Conclusion

The dedicating of a 15 metre daylighting triangle through a plan of subdivision provided the Region with the subject land that is surplus to the Region's road requirements. The subject land is of a size, shape and location that it can only be used by the abutting owner. Staff recommends that Council approve the

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conveyance for nominal consideration of the portion of land that has been deemed surplus to the Region's requirements.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684.

The Senior Management Group has reviewed this report.

January 25, 2018



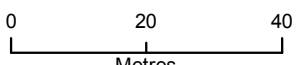




Attachments (1)

Private Attachments (1)

eDOCS #8161140

Accessible formats or communication supports are available upon request



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