

Committee of the Whole (Working Session) Report

DATE: Wednesday, June 05, 2019

WARD(S): ALL

**TITLE: PROPERTY MATTER
PRESENTATION OF LAND ACQUISITION STRATEGY STATUS
UPDATE**

FROM:

Wendy Law, City Solicitor

ACTION: FOR INFORMATION

Purpose

To present Council a summary of the preliminary findings and emerging themes identified by Ernst and Yonge LLP Orenda Corporate Finance and MHBC Planning, which will form the basis of the Land Acquisition Strategy and to seek Council input if any, in advance of the final strategy being presented to Committee of the Whole at a future meeting.

Report Highlights

- A Consultant team was selected through a competitive bid process in Q3 2018 and the scope of study was to create the City's first Land Acquisition Strategy

Recommendations

1. THAT the presentation of a draft Land Acquisition Strategy be received, and that a final report outlining the final Land Acquisition Strategy will be presented to Council at a future date.

Background

Ernst and Young LLP Orenda Corporate Finance Inc. and MHBC Planning were retained by the City in 2018 through a competitive bid process to develop a Land Acquisition Strategy with a goal of preparing the City for growth and development

They are to provide a framework to guide and evaluate timely and cost-effective land acquisition, to provide a financial strategy which will support fiscal sustainability and to consider alternatives to full acquisition of property. This assignment will also include the development of principles and guidelines for managing unsolicited requests for City owned real estate.

A Steering Committee comprised of the following City departments was formed at the commencement of the project to work on the strategy:

- Parks Development
- Development Planning
- Recreation Services
- Vaughan Public Libraries
- Fire and Rescue Services
- Infrastructure Delivery
- Legal Services
- Development Engineering
- Policy Planning and Environmental Sustainability
- Transportation Services, Parks and Forestry Operations
- Environmental Services
- Infrastructure Planning and Corporate Asset Management
- Financial Planning and Development Finance
- Real Estate

Previous Reports/Authority

Non-applicable

Analysis and Options

The Consultants have completed the following:

- Desktop review of master planning documents, regional and provincial planning polices, enabling legislation, and other municipal Land Acquisition Strategies;
- Municipal land demand forecast prepared and shared with Steering Committee; and
- One-on-one meetings were held with Steering Committee to confirm land requirements, potential gaps and related policies/legislation.

The Consultants propose that the City review opportunities for alternative methods to fee simple land acquisitions such as:

- Easements,

- Co-location relationships/partnerships,
- Stratified title,
- Leasing.

These alternatives to total ownership may still achieve City objectives while lowering initial cost.

The Consultants also recommend the establishment of a policy to address disposal of City assets with respect to unsolicited proposals based on the following guiding principles;

- The process to dispose of any property be fair and transparent;
- City requirements shall always remain the highest priority;
- The disposals should bring maximum value to the City;
- Such disposals should provide a responsive approach to supporting community and/or economic benefits; and
- Any such transactions should be conducted in a way that would minimize risk to the City while abiding to relevant legislation.

The next steps to this project is to incorporate comments from the Committee of the Whole and prepare of draft final report, for the Steering Committee, with the final recommendations being presented to Council at a later date.

Financial Impact

Financial impact to the City will be dependent on Council's direction regarding the strategy.

Broader Regional Impacts/Considerations

There are no regional impacts/considerations at this time.

Conclusion

The Consultant will continue to develop the Land Acquisition Strategy, incorporating comments received from Committee of the Whole and bring the final report to a future Council meeting.

For more information, please contact: Paul Salerno, Senior Manager, Real Estate extension 8473

Attachments

Non-applicable

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