

Committee of the Whole (2) Report

DATE: Monday, January 25, 2021

WARD(S): 2

TITLE: DISPOSITION OF CITY LANDS

55 LINE DRIVE

LEGALLY DESCRIBED AS PARTS 1, 2 & 3 ON 65R-37046

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

That Council declare the proposed Neighbourhood Park in Block 59 — generally located within the northwest quadrant of Langstaff Road and Highway 27 and being approximately 7.56 acres (“**Property**”) — as surplus and that staff be directed to dispose of the Property by means of an invited tender to the two abutting land owners.

Report Highlights

- Staff are seeking Council approval to declare the Property as surplus and dispose the Property by means of an invited tender to the two abutting landowners.
- Based on an assessment of alternative park sites, Parks Planning staff have advised that an alternative district park site in Block 59 would satisfy relatively more of the deliverability requirements than this Property.
- The sale proceeds of the Property will be used for the acquisition of the alternative park site in Block 59.

Recommendations

1. That Council, pursuant to *Disposal of Property* By-Law No. 121-95,
 - a. Declare as surplus the proposed Neighbourhood Park in Block 59, generally located within the northwest quadrant of Langstaff Road and Highway 27 and being approximately 7.56 acres (3.06 hectares);

- b. Direct staff to obtain two (2) appraisals of the fair market value of the Neighbourhood Park;
- c. Authorize the disposition of the Neighbourhood Park by way of invited tender to the two (2) abutting landowners subject to the sale price meeting the minimum fair market value as determined by two (2) independent appraisals to be commissioned by the City and in accordance with terms and conditions satisfactory to the City Manager, Deputy City Manager, Administrative Services and City Solicitor, and the Deputy City Manager of Infrastructure Development;
- d. Direct staff to report back to a future Committee of the Whole (Closed Session) meeting upon receipt of offers from each of the two (2) abutting landowners for its consideration;
- e. Direct that notice of the disposition of the Neighbourhood Park be given to the public by method of listing such property on the Council Agenda as property which has been declared surplus and which is to be disposed of; and
- f. Enact a by-law to authorize all of the foregoing.

Background

The Property is legally described as Parts 1-3 on Plan 65R-37046 and is abutted by five (5) parcels of land which are generally owned by two (2) large corporations.

In 2020, the City received an expression of interest from each of these two abutting landowners to purchase the Property. Pursuant to *Disposal of Property* By-law No. 121-95 (“**By-Law**”), the requests were circulated to appropriate City departments for their review and comment on the proposed surplus and disposal. Comments received supported the sale of the Property with the proceeds being redirected to purchase a larger Alternative District Park Site within Block 59. This larger alternative site would satisfy all the parkland requirements for the West Vaughan Employment Area. Further, staff have indicated that there are no other alternative City uses identified for the Property.

Previous Reports/Authority

June 29, 2020 Council approved Committee of the Whole (Closed Session) recommendation Item 26, Report 6.

Analysis and Options

Due to the strategic location of the Property and the expression of interest received by the two abutting landowners, staff recommend that the method of sale proceed by invited tender to these two landowners. Further, staff recommend that notice of the surplus and disposal shall be given to the public by listing the Property on the Council Agenda. In respect of the recommended sale price, staff recommend that two (2) accredited independent appraisals be commissioned to determine the fair market value of the Property. Any additional terms and conditions to the proposed disposal requiring council approval shall be discussed in the concurrent closed memorandum to council.

Through discussions with both abutting landowners, in addition to the non-tax revenue generated by the sale of the Property, additional economic spin-off benefits would occur in short order, which are further described in the closed memorandum to council. Both parties have indicated that they will be investing many millions of dollars in developing the Property thereby creating many much-needed jobs. As such, staff recommend proceeding by way of invited tender rather than marketing the Property to the market at large.

Financial Impact

The proceeds of the sale of the Property will be used to acquire the a much larger Alternative District Park Site, which will satisfy many more park programing delivery requirements including passive recreational programming.

Broader Regional Impacts/Considerations

Not Applicable.

Conclusion

As a result of the two expressions of interest received by the adjoining landowners, staff have circulated the Property disposition request to and received positive comments from internal stakeholder departments. It was determined that using the proceeds of the sale of this Property to purchase a larger alternative district park site would deliver more active and passive park programing. The sale by method of invited tender to the two abutting landowners would also generate near term economic spin-off benefits since both parties have indicated that they will develop the property for employment use.

Staff recommend that Council declare the Property surplus to the City's needs and the method of sale be by invited tender to the two adjoining landowners. Staff will report back to a future Committee of the Whole (Closed Session) meeting upon receipt of offers from each of the two (2) abutting landowners for its consideration.

For more information, please contact Paul Salerno, Senior Manager, Real Estate, ext. 8473

Attachment

1. Location Map.

Prepared by

Paul Salerno, Senior Manager, Real Estate, ext. 8473
Dino Macchiusi, Project Manager, ext. 8489

Approved by

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a stylized flourish at the end.

Nick Spensieri, DCM
Infrastructure Development

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal flourish extending to the right.

Jim Harnum, City Manager