

COMMITTEE OF THE WHOLE MAY 6, 2002

SALE OF CITY OWNED LAND PART OF BLOCK 105, PLAN 65M-3345 CITY OF VAUGHAN

Recommendation

The Manager of Real Estate in consultation with the Director of Legal and Real Estate recommends:

- 1) That City owned lands, shown as Part 2 on Attachment #1, be declared surplus and sold to the York Region District School Board for \$2.00, provided the acquisition by the City of the parcel, shown as Part 1, from the York Region District School Board as included on the Closed Session Agenda is also approved;
- 2) That notice of sale of land is deemed to be the listing on the Council agenda; and,
- 3) That a By-Law be enacted to authorize the transaction and to authorize the Mayor and Clerk to execute all documentation necessary to complete the sale.

Purpose

The purpose of the report is to obtain Council approval for a proposed sale of City owned lands to complete a land exchange to facilitate the construction of a safer "car drop-off" lane by the York Region District School Board on their Napa Valley school site.

Background

On May 30, 2001, Council approved the New Site Plan for the new school and provided and, "that Council supports the required encroachment into the City park to facilitate the provisions within the New Site Plan". The encroachment onto the City park, was to facilitate the construction of a safer "car drop-off" lane.

The City lands currently form part of a City park located on the south side of Napa Valley Avenue west of Monte Carlo Drive. It is a strip of land, running southerly from Napa Valley Drive and adjacent to and west of the proposed school parking lot. It is legally described as part of Block 105, Plan M-3345 and covers an area of approximately 570 square metres (0.141± acres). This parcel is shown as Part 2 on Attachment #1.

During discussions between City staff and York Region District School Board staff, it was mutually agreed that it was more appropriate for the School Board to outright own the lands onto which the car drop-off lane was to encroach. In order to proceed on this basis, the School Board agreed to convey to the City a parcel of land, more or less of equal area, and located adjacent to the City park. This parcel, shown as Part 1 on Attachment #1, will then become part of the City park.

Valuation of Lands

The School Board acquired the school site in 1999 from the developer at the rate of \$350,000 per acre. As of current date and given that the City owned lands are located adjacent to the school site, the value estimate would be similar based on an alternative use scenario and contributory value to the abutting site. Since the proposed land exchange is based on lands of equal area, the valuation of each parcel is a non-issue. Any value advantage the City owned parcel has due to its frontage on Napa Valley Avenue is off-set by the benefits gained by the City in acquiring the School Board's lands.

In accordance with the Disposal of Property By-law, the various City departments were circulated for comments. The Parks Department supports the exchange of lands as it provides an

opportunity to meet department objectives to increase sports facilities in a financially beneficial manner and therefore the City may declare the lands surplus to our needs. Further, a direct sale is permitted in the By-law where it is in the City's best interest to offer the property to a specific party or for land exchanges to facilitate achievement of a corporate objective.

Conclusion

Staff confirm that the requirements of the Disposal of Property By-law have been adhered to. Notice of sale is deemed to be the listing of the proposed sale on the Council Agenda. Therefore, staff recommend a sale at a nominal amount provided the acquisition of Part 1 from the York Region Board of Education as included on the Closed Agenda is also approved.

Attachments

Map

Report prepared by:

Liana Haughton

Respectfully submitted

Liana Haughton
Manager of Real Estate



