

COUNCIL MEETING - MARCH 17, 2003

SALE OF CITY LANDS **CLOSED PORTION, CLARENCE STREET**

Recommendation

Mayor Michael Di Biase recommends:

1. That the lands described as Parts 13, 14, 15 & 16 and Part of Part 17 and 18 Reference Plan 65R-20470 being part of closed road allowance known as Clarence Street be declared surplus.
2. That the notice of sale be the listing on the Council agenda.
3. That a direct sale be approved to the abutting owners and staff report back to Council regarding market value and the terms of the sale.

Purpose

To obtain Council approval to declare City land surplus and sell to abutting owners.

Background - Analysis and Options

The History Hill Group, and its partners, are attempting to consolidate approximately 3 acres of land on the south-west corner of Sonoma Boulevard and Islington Avenue (York Region see Attachment No. 1). The Sorbara Group with the History Hill Group, the City of Vaughan, Castlepoint and the Region of York own the lands (see Attachment No. 2). On March 6, the Regional Finance and Administration Committee recommended that the Regional property be declared surplus and notice given to sell to the abutting land owner. Once the consolidation has been completed there are plans to develop the site into a day care center and a Montessori school.

The subject lands are designated as "Medium Density Residential/Commercial" by Official Plan Amendment No. 600, and has been identified as a Community Amenity Area in the Woodbridge Expansion Area Block Plan.

The subject lands are zoned RV3 (H) Residential Urban Village Zone Three with a Holding Symbol By-law 1-88, subject to exceptions 9) (988) and 9) (1052). The zone would permit the proposed private school and day care use. In order to lift the Holding Symbol, which apply to these lands, Council shall approve a site development application for these lands as well as an application to amend By-law 1-88 to lift the Holding Symbol. Accordingly, a Zoning Amendment Application and a site Development Application will be required to facilitate the lifting of the Holding symbol.

On October 8, 1998, the City executed the Skeleton Servicing Agreement for the Woodbridge Expansion Area. Section 16.5 provided for the City to proceed to stop up and close the portion of Clarence Street between Concessions 7 and 8, designated as Parts 1 to 20, Plan 65R-20470. On October 26, 1998, Council enacted By-law #354-98 to close that portion of the road. The

Real Estate Comments

In December staff met with both abutting owners and commenced our circulation. Together City and Regional staff met with the abutting owner in late January to discuss process and facts related to the file. Initially, Regional staff investigated the possibility of transferring their lands to

the City; however, this process was not possible and therefore Regional staff proceeded to Council to sell their portion.

City's property cannot be built upon due to its shape and could only be developed in conjunction with the adjacent properties. The City's parcel is 0.574 acres and is located between 2 privately owned parcels.

In accordance with the Disposal of Property By-law, City staff initiated circulation of the request to various departments. There are no objections or concerns to the proposed sale. Further, the owner has agreed that the City may share the Region's appraisal report.

Staff believe that the Region and City value estimates on a per acre rate should be similar as the sales are occurring at the same time. However, there will be a different sale price due to size and value in contribution analysis. Therefore, staff have been waiting for the Region's completion of the appraisal report due March 21, 2003 prior to bringing forth a final recommendation to Council. The Region anticipates obtaining final market value approval at the end of March.

Conclusion

Staff will report back regarding the market value of the lands and the terms of the sale.

Attachments

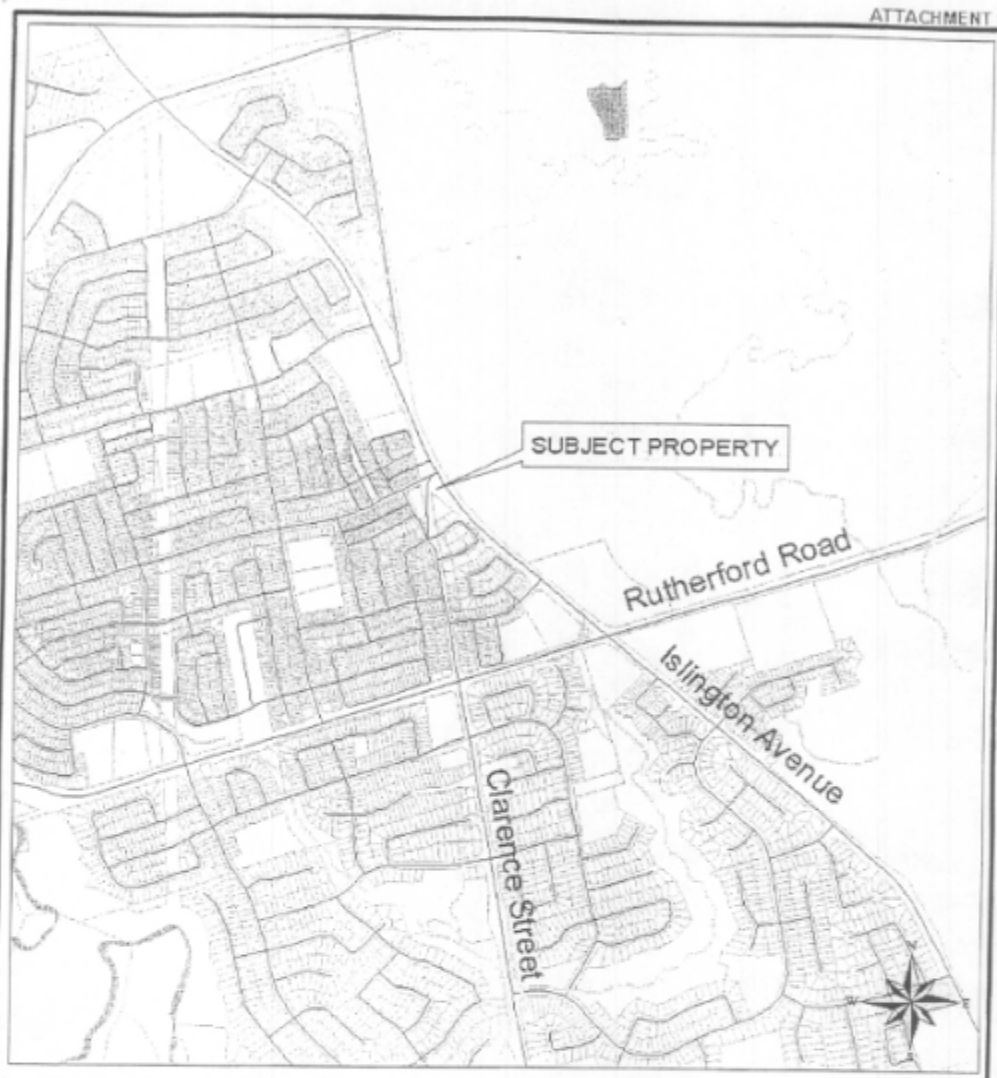
2 Maps

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Respectfully submitted,

Michael Di Biase
Mayor



LOCATION PLAN
Sale of Surplus Property
City of Vaughan

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