



Report to: **General Committee**

Date Report Authored: May 18th, 2016

SUBJECT: Reporting Out Of Real Property Acquisitions
PREPARED BY: Jacqueline Chan, Assistant City Solicitor

RECOMMENDATION:

- 1) THAT the report entitled “Reporting Out Of Real Property Acquisitions” be received;
- 2) AND that Staff be authorized and directed to take the actions set out in this report;
- 3) AND that the report entitled “Reporting Out Of Real Property Acquisitions” and the foregoing resolutions be reported out in the public Council meeting on June 14th, 2016.

EXECUTIVE SUMMARY:

This report will provide information on the acquisition of the following properties:

1. Part of Block 8, Plan M2029, designated as Part 1 on Plan 65R-34810 (**the “bcIMC Lands”**);
2. Part of Lot 9, Concession 8, designated as Parts 1 to 7 (inclusive) on Plan 65R-33559 (the **“Valleylands”**); and
3. Part of Lots 7 and 8, Concession 4, designated as Parts 1, 3, 4, 5, 6 and 7 on Plan 65R-32216 (the **“Rodick Lands”**).

This report will provide the date each of these properties were acquired, the area of these properties, the purpose for which they were acquired and the amount spent by the City on the acquisition.

PURPOSE:

The purpose of this report is to provide information on the acquisition of real property by the City.

BACKGROUND:

Council has requested that acquisitions of real property, together with details on costs associated with such acquisitions be reported out at public Council meetings after the closing of the transactions. Although a general policy exists for reporting out these acquisitions within the year that they were completed, some transactions that closed prior to 2015 have not yet been reported out. This report will report out 3 acquisitions that closed before 2015.

OPTIONS/ DISCUSSION:

This section will describe each of the properties, the date of acquisition, the purpose for which they were acquired and the amount spent by the City on the acquisition.

1. The bcIMC Lands

An aerial photograph showing the location of the bcIMC Lands is attached as Attachment No. 1. The City acquired a fee simple interest over the lands described in Part 1 on Plan 65R-34810, being 0.079 acres. The City also acquired a temporary easement over the lands described in Part 2 on Plan 65R-34810, being 0.1 acres. The bcIMC Lands are located along the east side of Allstate Parkway near the intersection of Allstate Parkway and Centurian Drive. The property was acquired by the City for the widening of Centurian Drive and Allstate Parkway and intersection improvements at the corner of Allstate Parkway and Centurian Drive (installing traffic signals and designated left turn lanes). These works are required to facilitate the proposed Highway 404 flyover (the Midblock Crossing). The acquisition transaction was completed on May 22, 2014.

The purchase price for the acquisition of the fee simple interest over Part 1 on Plan 65R-34810 was \$79,075 and the purchase price for the temporary easement over Part 2 on Plan 65R-34810 was \$6,080. The total amount of \$128,020 was spent to acquire the bcIMC Lands including the purchase price, land transfer tax, harmonized sales tax, due diligence costs, the owner's legal costs, and administrative costs. These funds were paid from Project 10050, and funded by City-Wide Hard Development Charges. The Town of Richmond Hill and Region of York have each committed to reimburse the City for 1/3 of these costs.

2. The Valleylands

An aerial photograph showing the location of the Valleylands is attached as Attachment No. 2. The property consists of approximately 14.22 acres of valleyland, located in the north-east quadrant of Markham Road and Highway 407. The acquisition transaction was completed on May 4th, 2012.

The Valleylands were acquired as part of the City's Environmental Land Acquisition Strategy for acquiring "environmentally significant parcels". Acquisition of the Valleylands served to consolidate City ownership of valleylands in the immediate area. The Valleylands also has an informal footpath running through it which connects into a network of informal footpaths within adjacent City owned valleylands that are all part of the City's Pathways and Trails 5-Year (2010-2015) Implementation Program.

The purchase price for the property was \$160,000. The total amount of \$177,011 was spent to acquire the property including the purchase price, land transfer tax, harmonized sales tax, due diligence and administrative costs. These funds were paid from Project 12404 and funded by the Environmental Land Acquisition Reserve Fund.

3. Rodick Road Lands

An aerial photograph showing the location of the Rodick Road Lands is attached as Attachment No. 3. The property is approximately 0.31 acres and located on the existing Rodick Road between Miller Avenue and Yorktech Drive. The property was acquired by the City for the reconstruction of Rodick Road/Highway 407 overpass and related storm water management works. The acquisition transaction was completed on December 20, 2012.

The purchase price for the property was \$204,000. The total amount of \$237,498 was spent to acquire the property including the purchase price, land transfer tax, harmonized sales tax, the owner's legal fees, due diligence and administrative costs. These funds were paid from Project 4731, and funded by the Engineering Department's Capital Works Budget.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

See above section on Options/Discussions.

HUMAN RESOURCES CONSIDERATIONS

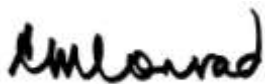
Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

The Finance Department has reviewed and approved this report.

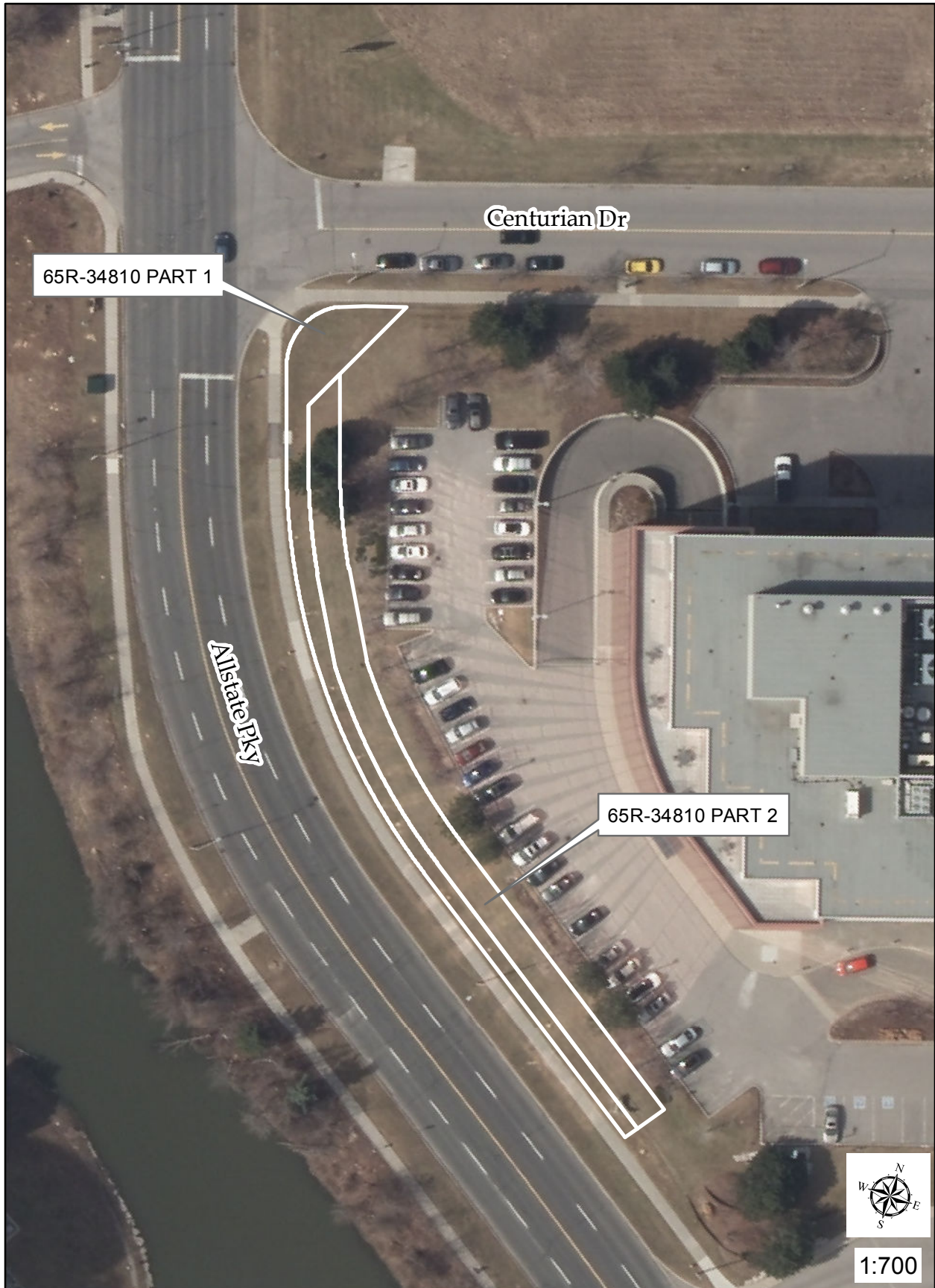
RECOMMENDED BY:

Catherine M. Conrad
City Solicitor

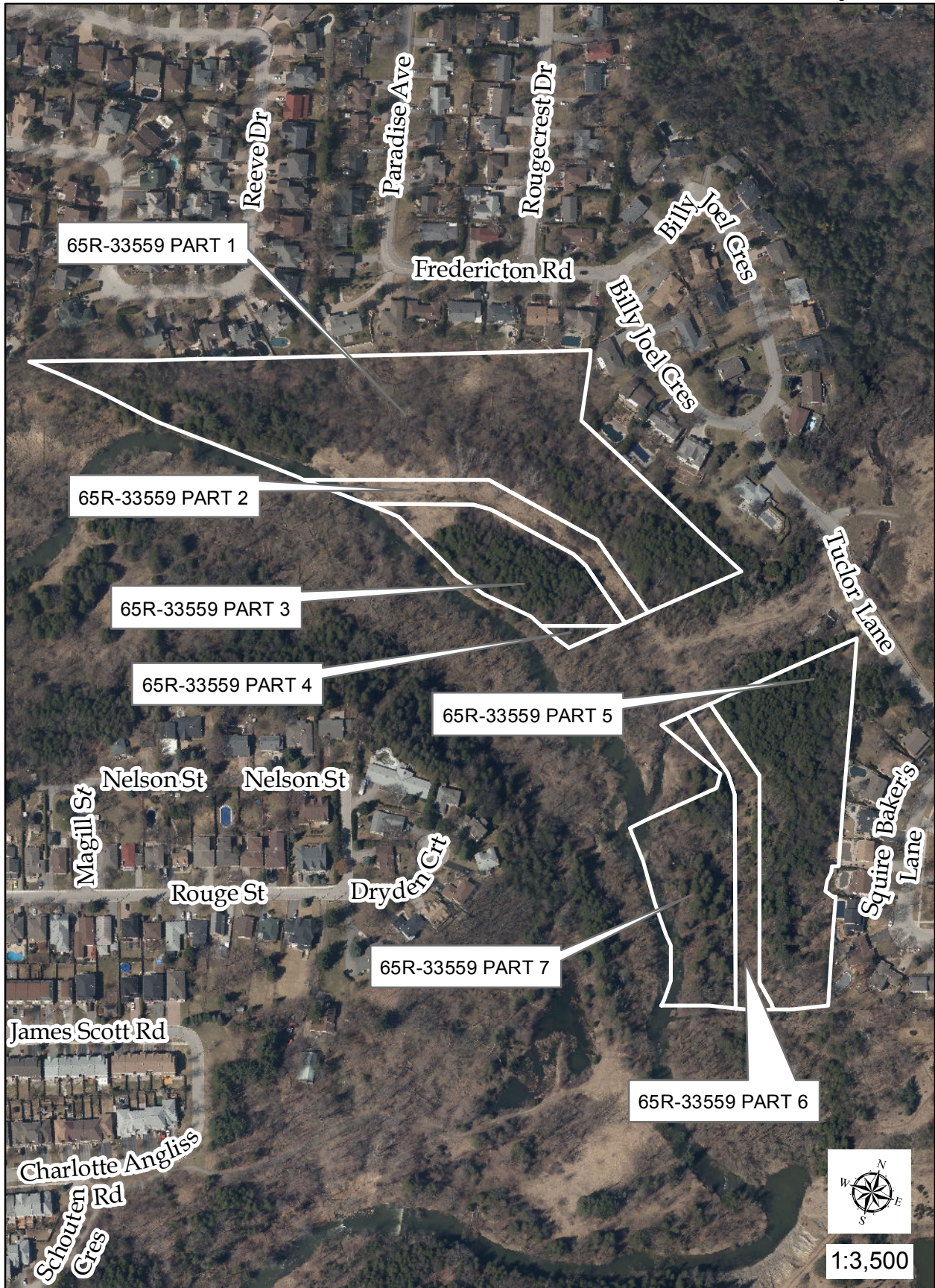
ATTACHMENTS:

Attachment No. 1	bcIMC Lands
Attachment No. 2	Valleylands
Attachment No. 3	Rodick Bridge Lands

BCIMC Lands



Valleylands



Rodick Bridge Lands

