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The Regional Municipality of Durham Report

To: Works Committee
From: Acting Commissioner of Works
Report: #2023-W-33
Date: September 6, 2023

Subject:

Declaration of Lands as Surplus and Approval to Transfer the Surplus Lands to the City of Pickering as Part of a Site Plan Agreement

Recommendations:

That the Works Committee recommends to Regional Council:

- A) That Part 1 on 40R-32220, being part of PIN 26402-0094 located on the northwest corner of Fifth Concession Road and Sideline 16, in the City of Pickering, Regional Municipality of Durham, be declared as surplus to Regional Municipality of Durham requirements;
 - B) That the Regional Municipality of Durham's solicitors be authorized to complete the transfer of lands as described in Recommendation A, having an estimated value of \$420,400, to the City of Pickering for a nominal sum and waive all other requirements under By-law #52-95; and
 - C) That authority be granted to the Commissioner of Works to execute any documents necessary to complete the conveyance to the City of Pickering.
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Report:

1. Purpose

- 1.1 The purpose of this report is to obtain approval to declare a portion of the northwest corner of Fifth Concession Road and Sideline 16 owned by the Regional Municipality of

Durham (Region) as surplus to the Region's requirements (Attachment #1) and to authorize staff to convey the said land to the City of Pickering (Pickering) for Right of Way.

- 1.2 Pickering has requested a road widening of 850.78 square metres as a condition of the Site Plan Application approval for the construction of the Seaton Paramedic Station and Training Facility on this site.

2. Background

- 2.1 The Region acquired 1.68 hectares (4.16 acres) from Her Majesty the Queen in Right of Ontario as Represented by the Minister of Infrastructure (IO) on March 30, 2016, for the future development of community facilities by the Region.
- 2.2 Construction of the 1,943 square metres (20,914 square foot) Seaton Paramedic Station and Training Facility is underway on this site, with completion expected by the spring of 2024.
- 2.3 As a condition of the Site Plan Agreement for the construction of the Paramedic Services facility, Pickering will require road widenings along Fifth Concession Road, which will include a multi-use path. The road widening, totalling 850.78 square metres (0.2102 acres), will not impact the development of the site or the facility.

3. Property Disposition

- 3.1 Regional By-law #52-95 established the procedures governing the sale of real property. Section 6 of the By-law states that where, in the opinion of the Commissioner of Works or a designate, a parcel of real property that is proposed to be sold has no general demand or market having regard to its size, location or nature, staff are authorized to negotiate directly with potential purchasers of the lands. Sections 2, 3 and 4 of the By-law are waived in these circumstances.
- 3.2 The land proposed to be transferred to the City of Pickering is a small parcel required for road widening and a multi-use path.
- 3.3 An internal valuation completed by an Appraiser accredited by the Appraisal Institute of Canada has determined a fair market value for the lands to be transferred at \$420,400.
- 3.4 As a condition of the approval of the plans and drawings, Planning Act 41-7, a municipality may require the owner of the land to provide lands for the above-noted

purpose at no expense to the municipality. Hence, the property will be transferred directly to Pickering for a nominal sum.

4. Relationship to Strategic Plan

4.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

a. Environmental Sustainability

Goal 1.5: Expand sustainable and active transportation.

b. Community Vitality

Goal 2.2: Enhance community safety and well-being.

c. Economic Prosperity

Goal 3.3: Enhance communication and transportation networks to better connect people and move goods more effectively.

d. Service Excellence

Goal 5.1: Optimize resources and partnerships to deliver exceptional quality services and value.

5. Conclusion

5.1 Regional Municipality of Durham staff recommends that Part 1 on 40R-32220 be declared surplus to the Regional Municipality of Durham's needs and that the land be conveyed to the City of Pickering for a nominal sum.

5.2 This report has been reviewed by Legal Services – Office of the CAO.

5.3 For additional information, contact: Christine Dunkley, Director, Corporate Infrastructure and Strategic Business Services at 905-668-7711 extension 3456.

6. Attachments

Attachment #1: Location Map - Fifth Concession Road and Sideline 16, City of Pickering

Respectfully submitted,

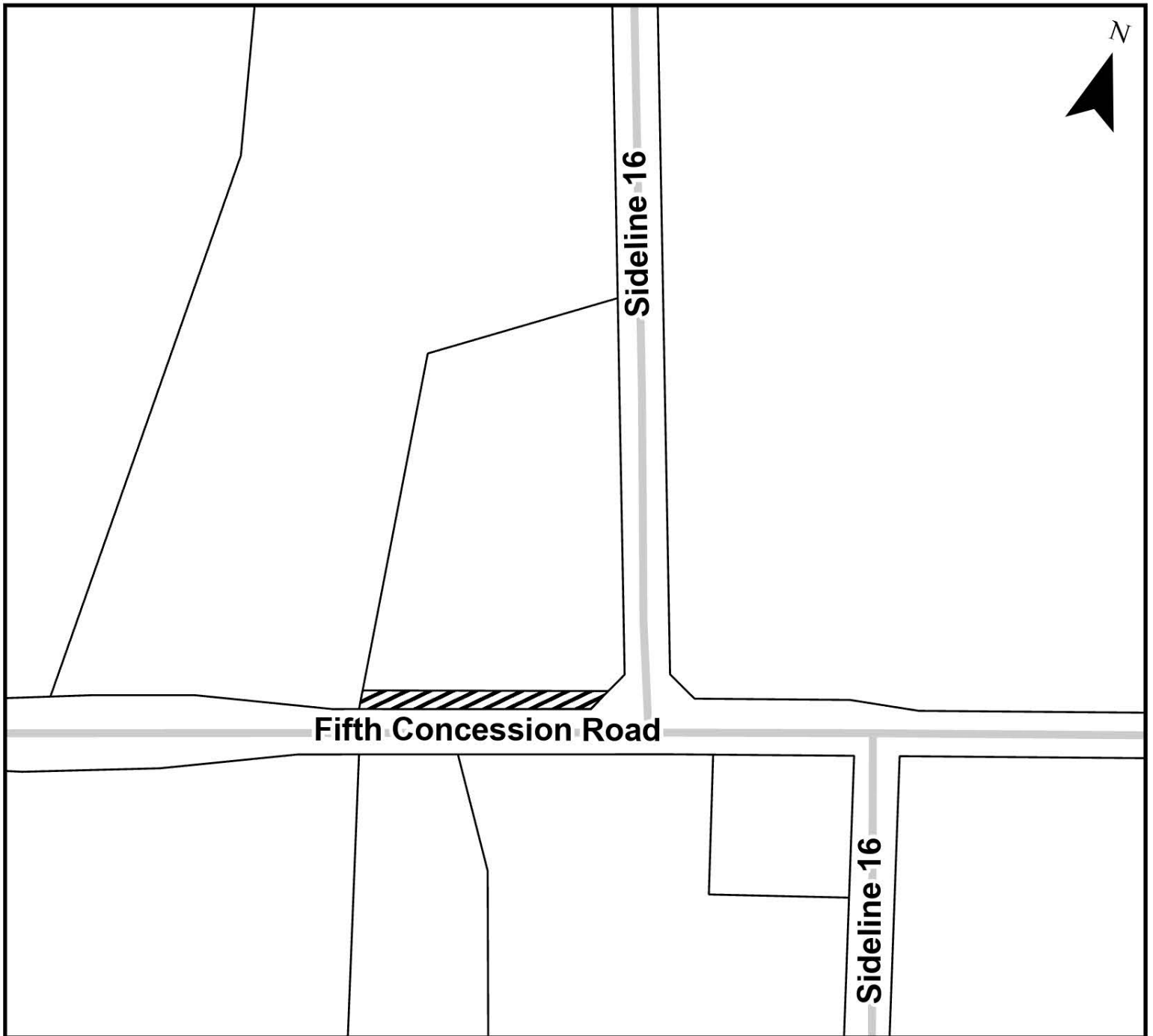
Original signed by:

Ramesh Jagannathan, MBA, M.Eng., P.Eng., PTOE
Acting Commissioner of Works



Recommended for Presentation to Committee

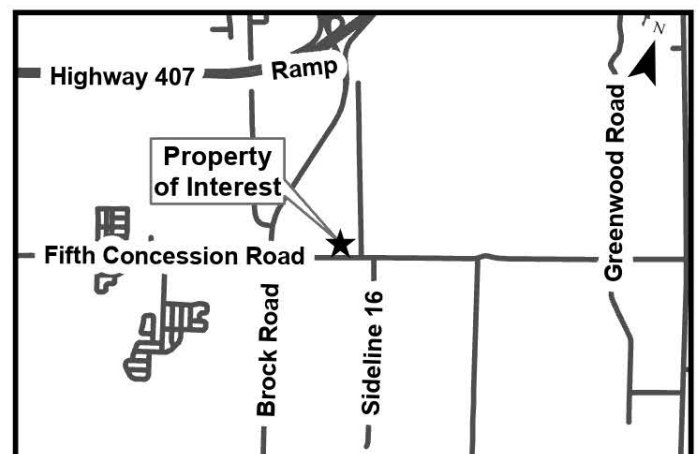
Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer



Attachment #1 - Location Map Surplus Land Part of Lot 17 , Concession 5 City of Pickering

-  Property of Interest
-  Ownership Parcel



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Date: 2023-04-21