



Report to: General Committee

Meeting Date: December 2, 2019

SUBJECT: Reporting Out of Real Property Acquisitions
PREPARED BY: Jacqueline Chan, Assistant City Solicitor, Ext. 4745

RECOMMENDATION:

- 1) That the report entitled “Reporting Out of Real Property Acquisitions” be received; and,
- 2) And that Staff be authorized and directed to take the actions set out in this report; and further,
- 3) And that the report entitled “Reporting Out of Real Property Acquisitions” and the foregoing resolutions be reported out at the next public Council meeting on December 10, 2019

PURPOSE:

This report provides information on the acquisition of the following lands as shown in Attachment Nos. 1, 2 and 3:

- 1) 11242 Warden Avenue: Part of Lot 29, Concession 4, designated as Parts 1 to 6 on Plan 65R-38384, Markham (“**Property No. 1**”); and
- 2) 10192 9th Line: Part of Lots 21 and 22, Concession 8, designated as Part 1 on Plan 65R-13746, Markham (“**Property No. 2**”); and
- 3) 3300 14th Avenue: Part of Lot 6, Concession 4, designated as Part 1, on Plan 65R-37147, Markham (“**Property No. 3**”).

BACKGROUND:

Council has requested that acquisitions of real property be reported out at public Council meetings after the closing of the transactions.

OPTIONS/ DISCUSSION:

Property No. 1 – 11242 Warden Avenue:

An aerial photograph showing the location of Property No. 1 is attached as Attachment No. 1. Property No. 1 is located on the west side of Warden Avenue, south of 19th Avenue and north of Elgin Mills and is 97.80 acres. Property No. 1 was acquired on May 6, 2019.

Property No. 1 was acquired for potential future municipal uses.

Property No. 2 – 10192 9th Line:

An aerial photograph showing the location of Property No. 2 is attached as Attachment No. 2. Property No. 2 is located north of Major Mackenzie Drive East and on the west side of 9th Line and is 100 acres. Property No. 2 was acquired on July 29, 2019.

Property No. 2 was acquired for a future works yard for the Operations Department.

Property No. 3 – 3300 14th Avenue:

An aerial photograph showing the location of Property No. 3 is attached as Attachment No. 3. Property No. 3 is located north of 14th Avenue and east of Rodick Road, across the street from the Miller Works Yard and is 3.4 acres. Property No. 3 was acquired on August 12, 2019.

Property No. 3 was acquired for additional storage to support the Miller Works Yard.

FINANCIAL CONSIDERATIONS

Below is a summary of Purchase Price, Harmonized Sales Tax and Land Transfer Tax for each property:

Property No. 1 (11242 Warden Avenue):

(a)	Purchase Price	\$34,300,000.00
(b)	HST	\$4,459,000.00
(c)	Land Transfer Tax	\$682,475.00
	Total	\$39,441,475.00

The acquisition was funded from the Land Acquisition Reserve through capital project 19280.

Property No. 2 (10192 9th Line):

(a)	Purchase Price	\$15,150,000.00
(b)	HST	\$1,969,500.00
(c)	Land Transfer Tax	\$299,475.00
	Total	\$17,418,975.00

The acquisition was funded from the Development Charges Reserve (97.5%) and the Non-DC Growth Reserve (2.5%) through capital project 19282.

Property No. 3 (3300 14th Avenue):

(a)	Purchase Price	\$6,523,847.00
(b)	HST	\$848,100.11
(c)	Land Transfer Tax	\$126,951.94
	Total	\$7,498,899.05

The acquisition was funded from the Land Acquisition Reserve through capital project 19286.

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:

Claudia Storto
City Solicitor and Director of Human Resources

ATTACHMENTS:

Attachment No. 1: Property No. 1 – 11242 Warden Avenue

Attachment No. 2: Property No. 2 – 10192 9th Line

Attachment No. 3: Property No. 3 – 3300 14th Avenue

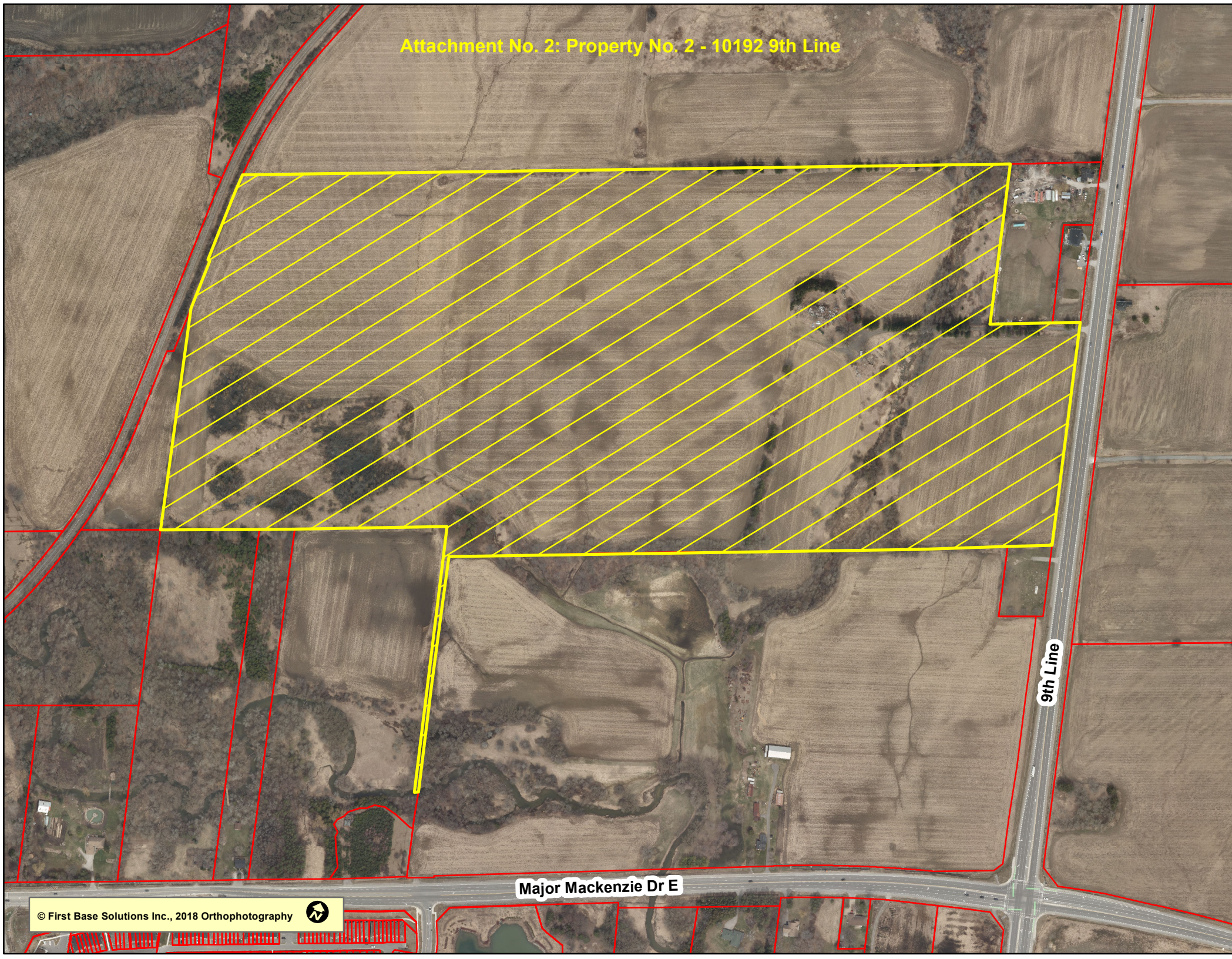
Attachment No. 1: Property No. 1 - 11242 Warden Avenue

19th Ave

Warden Ave



Attachment No. 2: Property No. 2 - 10192 9th Line



9th Line

Major Mackenzie Dr E



Attachment No. 3 - 3300 14th Avenue

Rodick Rd

14th Ave

