



Report to: General Committee

Meeting Date: February 21, 2023

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**SUBJECT:** Reporting Out of Real Property Acquisitions – 7755 Bayview Avenue and 120 South Town Centre Boulevard  
**PREPARED BY:** Jacqueline Chan, Assistant City Solicitor – Ext. 4745

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**RECOMMENDATION:**

- 1) THAT the report entitled “Reporting Out of Real Property Acquisitions – 7755 Bayview Avenue and 120 South Town Centre Boulevard” be received;
- 2) AND THAT the report entitled “Reporting Out of Real Property Acquisitions 7755 Bayview Avenue and 120 South Town Centre Boulevard” and the foregoing resolutions be reported out at the next public Council meeting.

**PURPOSE:**

This report provides information on the City’s acquisition of the following lands:

1. 7755 Bayview Avenue: Part of Lot 1, Plan 2382, designated as Part 1 on 64R4084 (“**7755 Bayview**”); and
2. 120 South Town Centre Blvd: Part of Block 4, Plan 65M2668, designated as Parts 2 & 4 on Plan 65R18508, except Part 2 on Expropriation Plan YR1372523, subject to easement over Parts 7 and 8 on Plan 65R-30554, as in YR1172610, subject to an easement over Parts 1, 2 and 3 on Plan 65R-32572 in favour of Part of Block 4, Plan 65M-2668, designated as Parts 1 and 3 on 65R-18508, as in YR1543160 and municipally known as 120 South Town Centre Boulevard, Markham, Ontario (“**120 South Town Centre**”).

**BACKGROUND:**

Council has requested that acquisitions of real property be reported out at public Council meetings after the closing of the transactions. This report will provide information about the above noted properties including the date they were acquired, the area, the purpose of acquisition and the purchase price. After Committee approves this report, it will be reported out at the next public Council meeting.

**OPTIONS/ DISCUSSION:**

**7755 Bayview**

The City acquired 7755 Bayview on October 26, 2022. 7755 Bayview is adjacent to the Thornhill Community Centre, at the northeast corner of Bayview Avenue and John

Street. The City acquired the property to compliment the Thornhill Community Centre property.

An aerial photograph showing the location of the property is attached as Attachment No. 1. The property is 0.49 acres in size and contains a building of approximately 8600 square feet and an outdoor play area.

7755 Bayview is currently being leased to a day care operator, named Family Day Care Services Centre (the “**Day Care Tenant**”). The lease is month-to-month. The annual minimum rent currently being paid by the Day Care Tenant under the lease is \$33,500 plus HST.

### **120 South Town Centre**

The City acquired 120 South Town Centre on October 17, 2022. The property is located on the southwest corner South Town Centre Boulevard and Clegg Road, within the vicinity of the Markham Civic Centre. The City acquired 120 South Town Centre for future municipal purposes as it is in the Markham Centre Secondary Plan area, a strategic location with anticipated growth.

An aerial photograph showing the location of the property is attached as Attachment No. 2. It is approximately 1.8 acres in size and contains a 2-story 32,394 square foot office building.

120 South Town Centre is occupied by Arthur J. Gallagher Canada (the “**Office Tenant**”) for office use. The Office Tenant is currently operating the property on a month-to-month basis. The monthly basic rent currently being paid by the Office Tenant is \$63,438.25 plus HST.

## **FINANCIAL CONSIDERATIONS**

### **7755 Bayview**

Below is a summary of the purchase price, Harmonized Sales Tax and Land Transfer Tax paid for the acquisition of 7755 Bayview.

(a)	Purchase Price	\$250,000.00
(b)	HST	\$4,400.00
(c)	Land Transfer Tax	\$2,225.00
	<b>Total</b>	<b>\$256,625.00</b>

These funds were paid from Project **22346**, Property Acquisition of 7755 Bayview Avenue, and funded by Development Charges.

**120 South Town Centre**

Below is a summary of the purchase price, Harmonized Sales Tax and Land Transfer Tax paid for the acquisition of 120 South Town Centre.

(a)	Purchase Price	\$14,500,000.00
(b)	HST	\$255,200.00
(c)	Land Transfer Tax	\$286,475.00
	<b>Total</b>	<b>\$15,041,675.00</b>

These funds were paid from Project **22351**, Property Acquisition of 120 South Town Centre Boulevard, and funded by the Land Acquisition Reserve Fund.

**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 People Services

**ATTACHMENTS:**

Attachment No. 1      Aerial Photo of 7755 Bayview Avenue  
Attachment No. 2      Aerial Photo of 120 South Town Centre