



Report to: General Committee

Meeting Date: December 17, 2024

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**SUBJECT:** Reporting Out of Real Property Acquisitions – 66 and 68 Morgan Avenue, Markham  
**PREPARED BY:** Jacqueline Chan, Assistant City Solicitor, Ext. 4745  
Hersh Tencer, Senior Manager, Real Property, Ext 5988

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**RECOMMENDATION:**

- 1) That the report entitled “Reporting Out of Real Property Acquisitions– 66 and 68 Morgan Avenue, Markham” be received; and,
- 2) That Staff be authorized and directed to take the actions set out in this report; and further,
- 3) That the report entitled “Reporting Out of Real Property Acquisitions – 66 and 68 Morgan Avenue, Markham” and the foregoing resolutions be reported out at the next public Council meeting.

**PURPOSE:**

This report provides information on the acquisition of the lands legally described as:

66 Morgan Avenue – Lot 83, Plan 2426, Markham; and  
68 Morgan Avenue – Lot 82, Plan 2426, Markham,

(collectively the “**Properties**”).

**BACKGROUND:**

Council previously authorized the execution of the Agreements for the City to assume Agreements of Purchase and Sale to acquire the Properties.

**OPTIONS/ DISCUSSION:**

An aerial photograph showing the location of the Properties is included as Attachment No.

1. The Properties front on to Morgan Avenue and are located at the corner of Willowdale Boulevard and Morgan Avenue.

The Properties were acquired for future municipal purposes. There are existing residential dwellings located on each of the Properties which are currently vacant.

The acquisition of the Properties was completed on October 16, 2024.

**FINANCIAL CONSIDERATIONS**

Below is a summary of the Purchase Price and Land Transfer Tax paid for the acquisition of the Properties. There was no Harmonized Sales Tax payable on these transactions.

<b>66 Morgan Avenue</b>		
(a)	Purchase Price	\$1,335,000.00
(b)	Land Transfer Tax	\$23,175.00
	<b>Total</b>	<b>\$1,358,175.00</b>

<b>68 Morgan Avenue</b>		
(a)	Purchase Price	\$1,580,000.00
(b)	Land Transfer Tax	\$28,075.00
	<b>Total</b>	<b>\$1,608,075.00</b>

These funds were paid from Project 24322 and funded from the Parks Cash In Lieu 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 66 and 68 Morgan Avenue