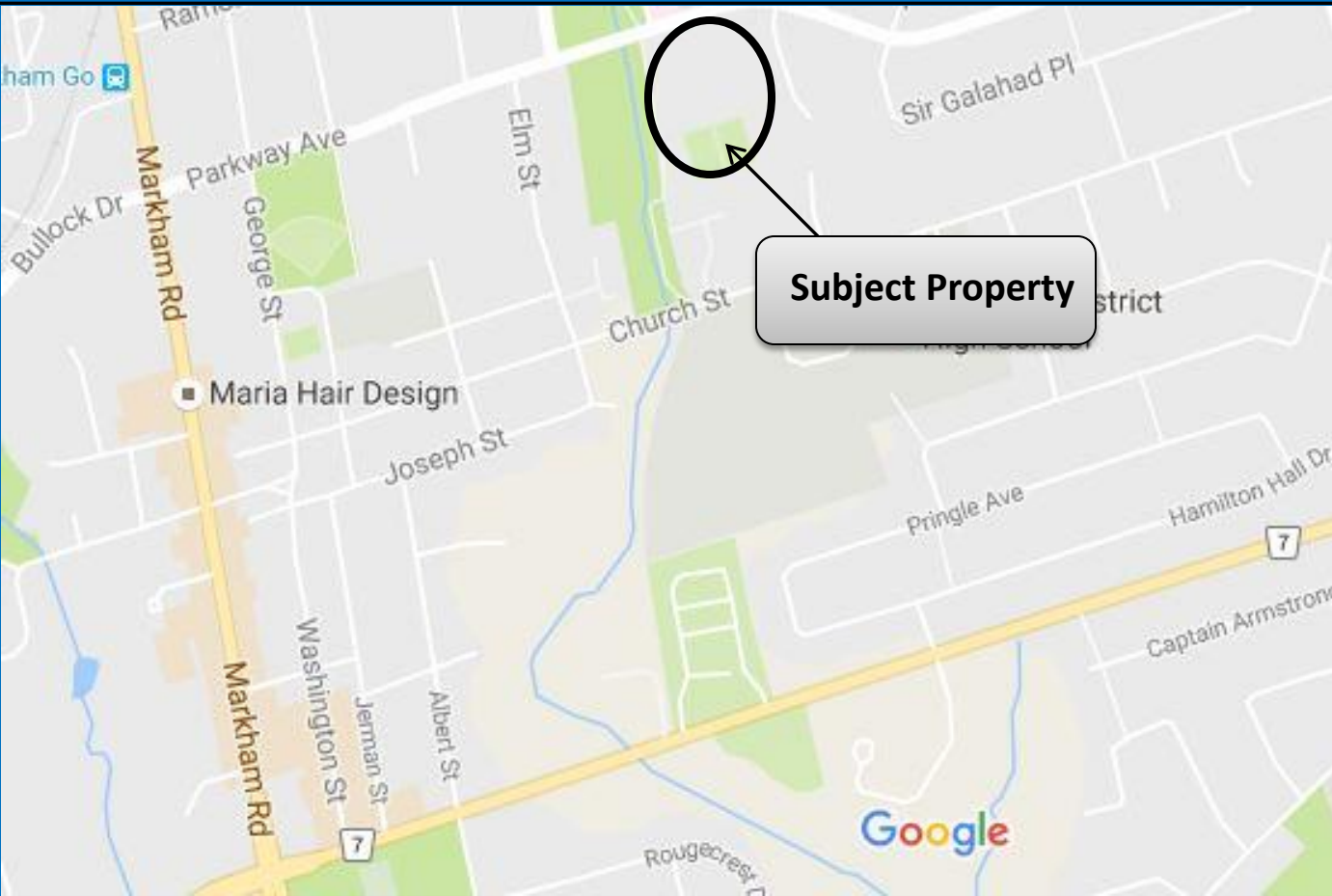


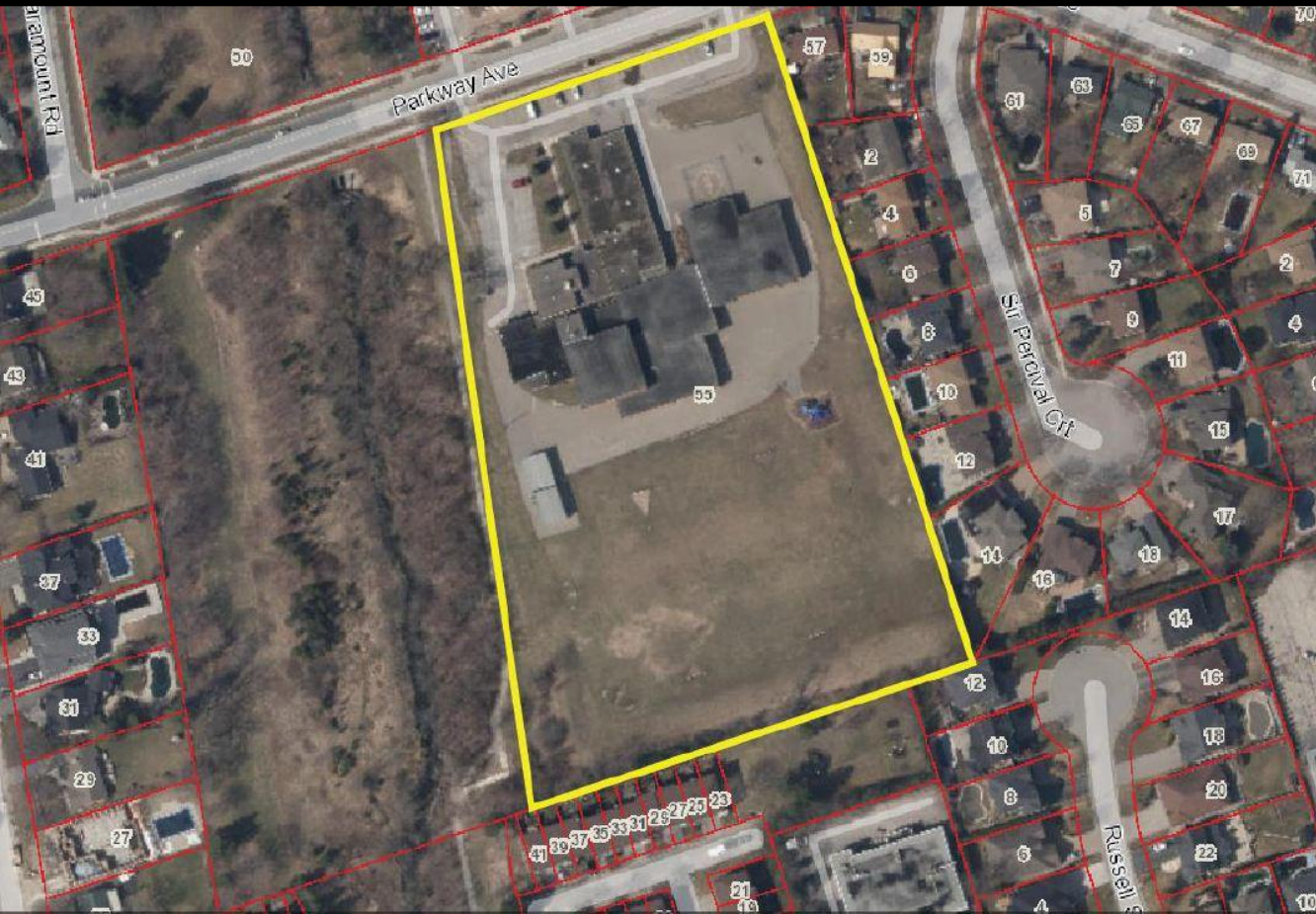
PROPOSED ACQUISITION OF 55 PARKWAY AVENUE



**The subject property
is located near the
main intersection of
Markham Road and
Highway 7.**

Ward 4

55 PARKWAY SITE MAP

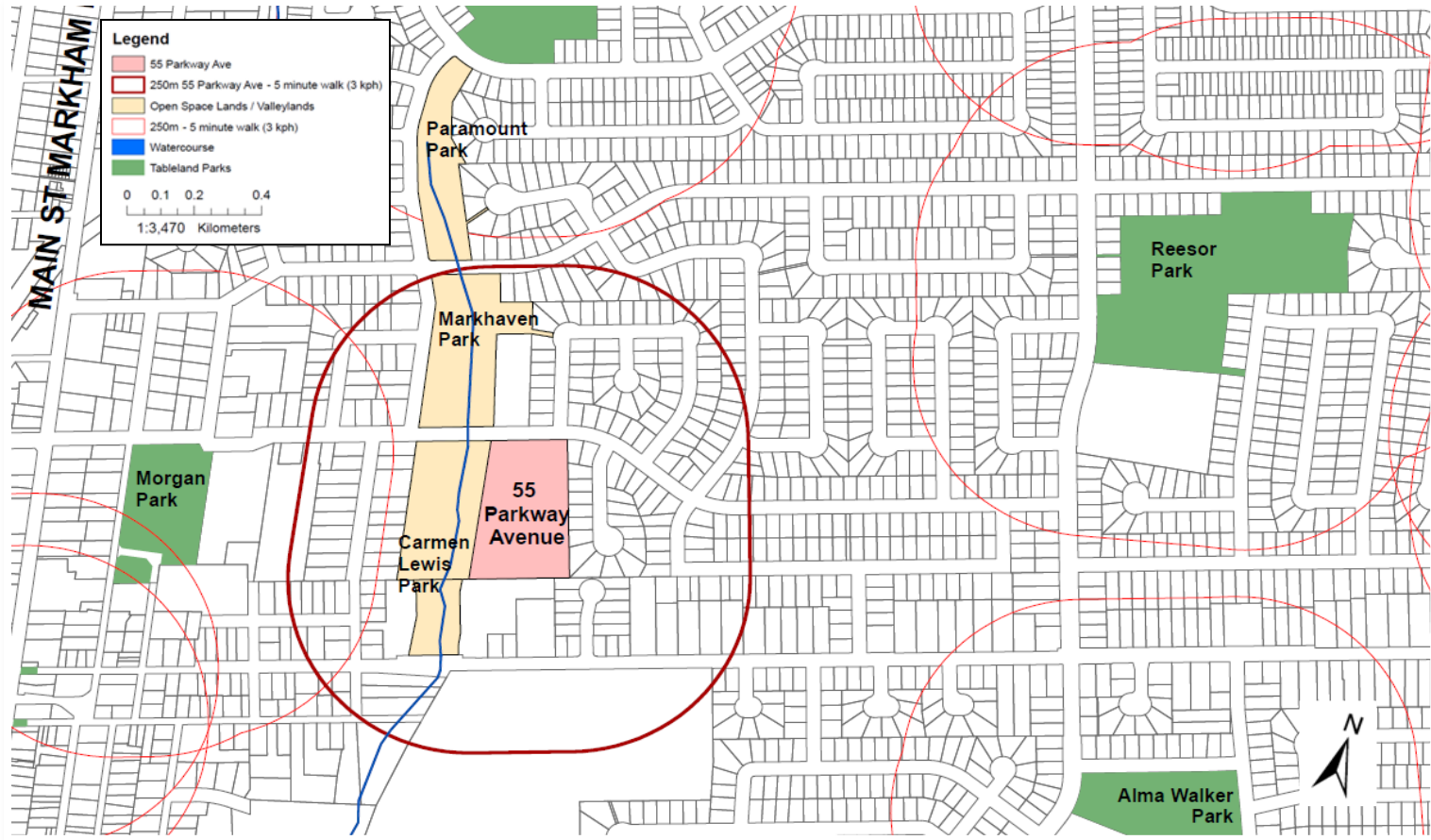


- Property owner is York Catholic District School Board (YCDSB)
- School building is approx. 40,000 sq.ft.
- Property is 6 acres
- Abutting lands include residential singles/townhouses, pedestrian pathway, parks.

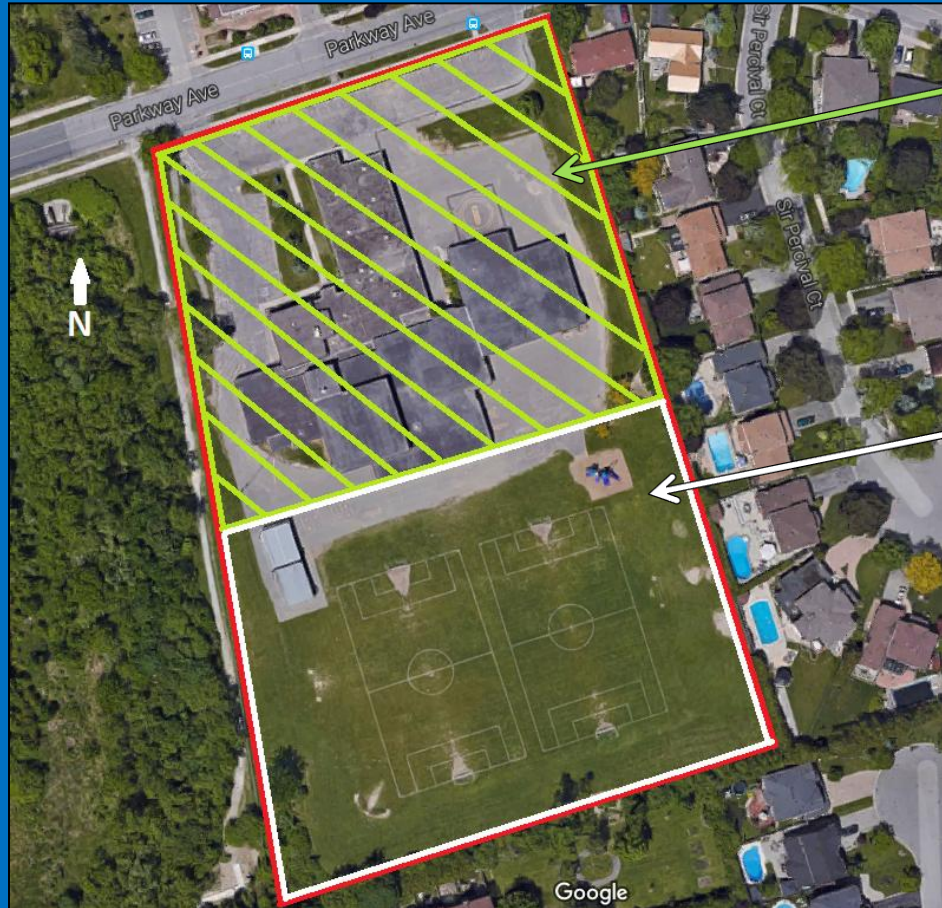
- **Site Services:** Full municipal services provided
- **Frontage:** 345 feet
- **Depth:** 662 feet
- **Zoning:** R1 – Residential (permits single family dwellings)
- **Official Plan:** Low Rise Residential
- **Highest and Best Use:** Low/Medium Density Residential



PARKLAND LOCATIONS



PROPERTY USES – OPTION 1



Future Park Lands

2.95 acres
49% of site

Potential Surplus Land

3.06 acres
51% of site

Total Site Area = 6.01 acres

PROPERTY USES – OPTION 2



Potential Surplus Land

3.06 acres
51% of site

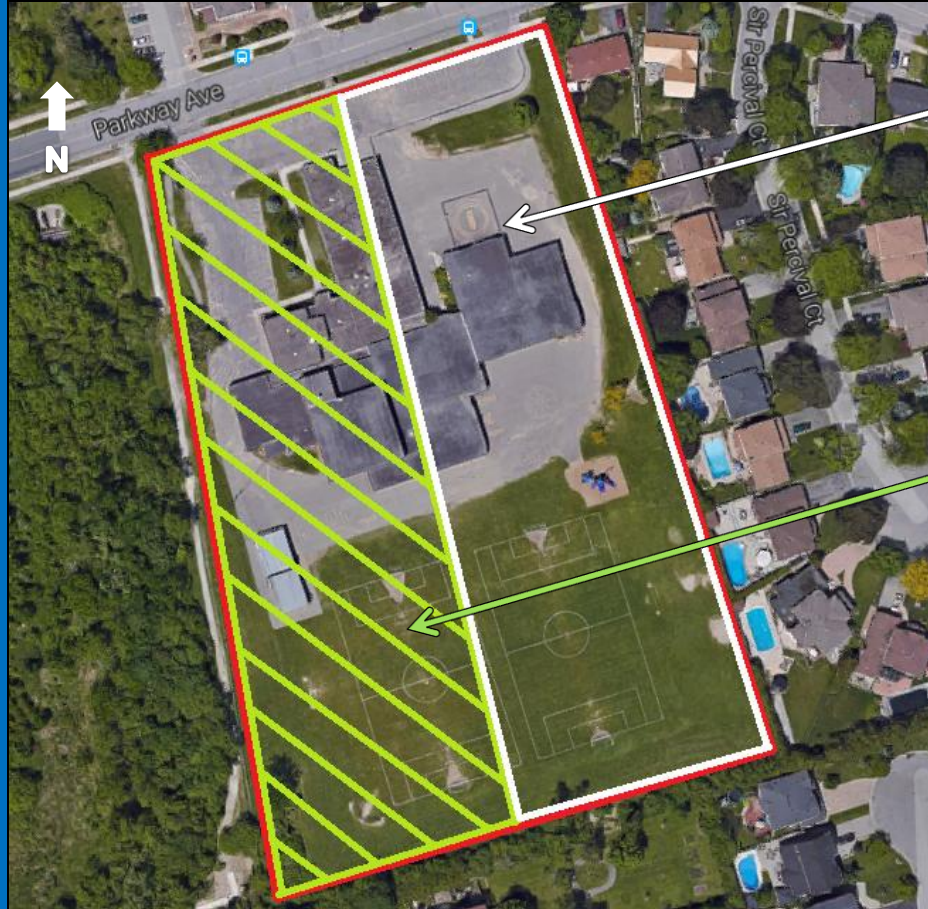
Future Park Lands

2.95 acres
49% of site

Total Site Area = 6.01 acres



PROPERTY USES – OPTION 3



Potential Surplus Land

3.06 acres
51% of site

Future Park Lands

2.95 acres
49% of site

Total Site Area = 6.01 acres



PLANNING OPTION (1): HIGHEST AND BEST USE



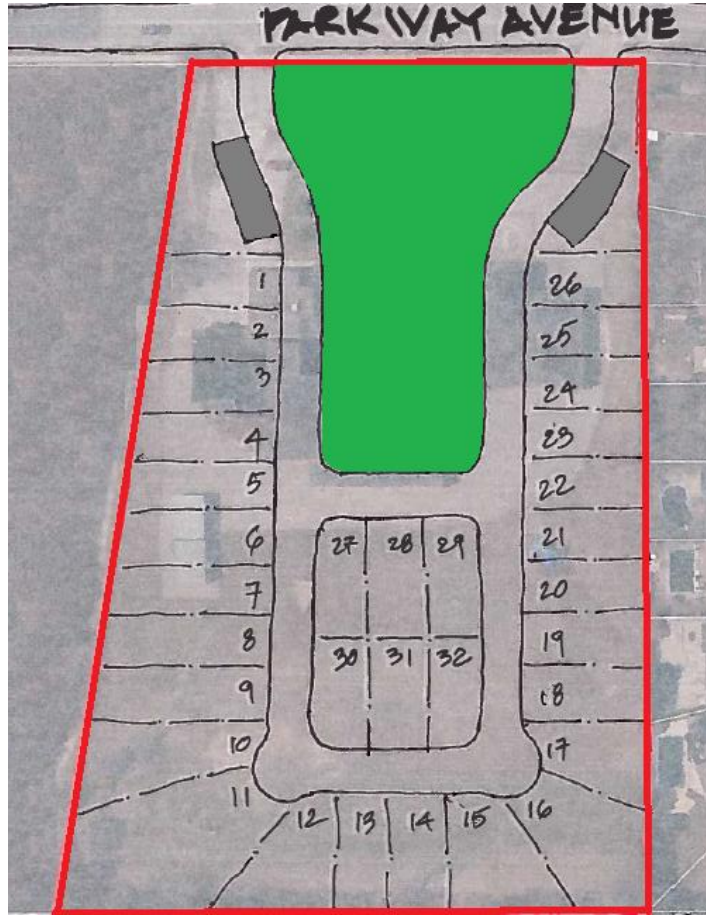
UNIT SUMMARY (COMMON ELEMENT CONDO)

SINGLE-DETACHED	14 UNITS
TOWNHOUSE (TYPE-A)	24 UNITS
TOWNHOUSE (TYPE-B)	50 UNITS
	<u>88 UNITS</u>

-  Landscaped Open Space
-  Private Park
-  Vegetative Screen/Buffer Area
-  Pedestrian Connection
-  Vehicular Connection/Alignment



PLANNING OPTION (2): CURRENT ZONING



UNIT SUMMARY

SINGLE-DETACHED
PARKLAND DEDICATION

32 UNITS
1 ACRE

 PROPERTY LIMIT

 PUBLIC PARKLAND

 PUBLIC PARKING

1. THAT the presentation entitled “ Proposed Acquisition of 55 Parkway Avenue ”, be received;
2. AND THAT Council approve the execution of an Agreement of Purchase and Sale by the Chief Administrative Officer, being an agreement between the City and York Catholic District School Board dated October 27th, 2016 (the “Agreement of Purchase and Sale”) for the acquisition of Part of Lots 12 and 13, Concession 8 (Markham), designated as Part 2 on Plan R-2894, being a 6 acre parcel of land on Parkway Avenue;
3. AND THAT the Chief Administrative Officer be delegated the authority to waive the Council approval condition and the due diligence condition in the Agreement of Purchase and Sale and complete the transaction pursuant to the terms and conditions outlined in this presentation, provided that the results of the due diligence are satisfactory to the Chief Administrative Officer, in his sole and absolute discretion, with the required documents being in a form satisfactory to the City Solicitor, failing which the transaction shall be terminated;
4. AND THAT subject to the completion of the acquisition of the property, staff be authorized to demolish the existing buildings on the property;
5. AND THAT funds for the acquisition in the amount of \$21,000,000, including due diligence work, purchase price, land transfer tax, demolition costs and contingency be made available from the Land Acquisition Reserve Account;
6. THAT staff be authorized and directed to do all things necessary to give effect to this resolution;