



Report to: **General Committee**

Date Report Authored: November 5th, 2014

SUBJECT: Reporting out of Acquisition of Lands and Easement for extension of Anderson Avenue
PREPARED BY: Jacqueline Chan, Assistant City Solicitor

RECOMMENDATION:

- 1) THAT the report entitled “Reporting out of Acquisition of Lands and Easement for extension of Anderson Avenue” be received;
- 2) AND that Staff be authorized and directed to take the actions set out in this report;
- 3) AND the report entitled “Reporting out of Acquisition of Lands and Easement for extension of Anderson Avenue” and the foregoing resolutions be reported out in the public Council meeting on November 25th, 2014.

PURPOSE:

To provide information on the acquisition of the property legally described as Part of Block 3, Plan 65M-2505, City of Markham, depicted as Parts 1 to 4 (inclusive) on Reference Plan 65R-35234 (the “Property”) and a temporary easement (the “Easement”) over the lands legally described as Part of Block 3, Plan 65M-2505, City of Markham, depicted as Part 5 on Reference Plan 65R-35234 (“Easement Lands”).

BACKGROUND:

The Property and the Easement was acquired by the City of Markham on October 23, 2014 from Bruce N. Huntley Contracting Limited for the purpose of constructing an extension to Anderson Avenue. Before the City’s acquisition, the Property and Easement Lands formed part of the lands municipally known as 1330 Castlemore Avenue (the “Castlemore Property”). The Property and Easement Lands are located east of Highway 48 on the north side of Castlemore Avenue. A reference plan depicting the Property and the Easement Lands is attached as Schedule “A”.

The total area of the Property is 0.66 acres. The total area of the Easement Lands is 0.17 acres. The Easement permits the City to utilize the Easement Lands to facilitate the construction of a municipal road on the Property.

OPTIONS/ DISCUSSION:

Council has requested that acquisitions of real property by the City, together with details on the cost spent on such acquisitions, be reported out at public Council meetings. Such reports are to be completed after the closing of the acquisition.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

The total acquisition costs of the Property and Easement, including due diligence costs, are \$1,705,932.65.

Below please find a breakdown of the total property acquisition costs:

(a)	Purchase Price	\$1,500,000.00
(b)	HST	\$ 26,400.00
(b)	Land Transfer Tax	\$ 20,975.00
(c)	Fees and Disbursements	\$ 158,557.65
	Total	\$1,705,932.65

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

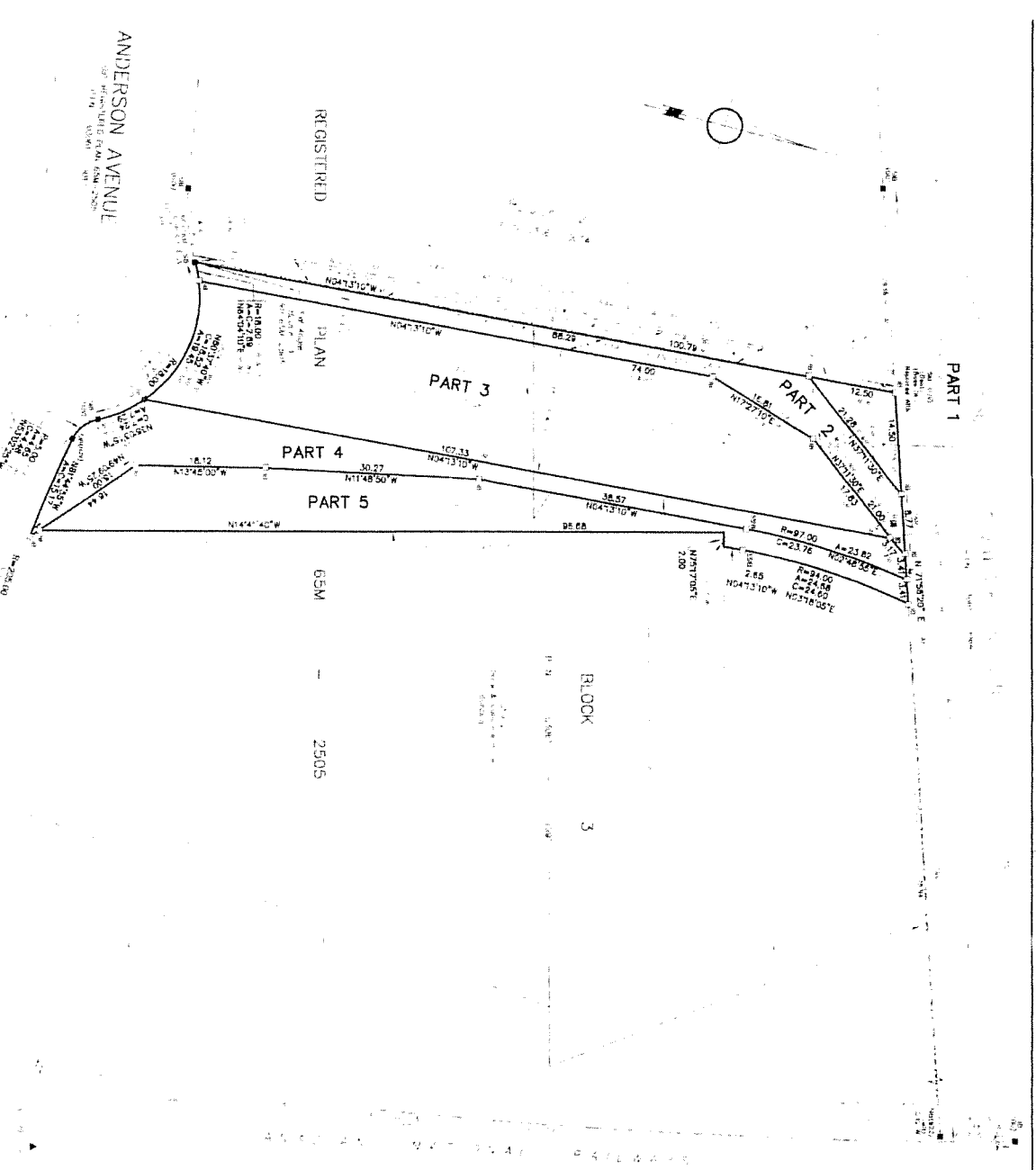
RECOMMENDED BY: "Catherine M. Conrad"

Catherine M. Conrad, City Solicitor

ATTACHMENTS:

Schedule "A" – Reference Plan

SCHEDULE "A"



Sept 29

LOBI SMITH

Surveyed By: LOBI SMITH

Checked By: LOBI SMITH

Metric: 1:1000

Schedule

Part No.	Description	Area (sqm)
1	PART 1	12.50
2	PART 2	12.50
3	PART 3	12.50
4	PART 4	12.50
5	PART 5	12.50
Total	2505	12.50

PART OF BLOCK 3 REGISTERED PLAN 65M-2505 CITY OF MARKHAM

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Integration

ERTEL SURVEYORS AND ASSOCIATES

Legend

BEARINGS: ANGLES TO BE MEASURED FROM THE FORE-EDGE OF THE LINE TO THE BACK-SIGHT BEARING POINT.

DISTANCES: DISTANCES TO BE MEASURED ALONG THE LINE BETWEEN THE BEARING POINTS.

BOUNDARIES: BOUNDARIES TO BE MARKED BY IRON PIPES (INDICATED BY 'IP' IN THE PLAN) OR CONCRETE CORNERS (INDICATED BY 'CC' IN THE PLAN) OR STAKES (INDICATED BY 'S' IN THE PLAN).

PLANNED: PLANNED TO BE CONSTRUCTED OR TO BE EXISTING.

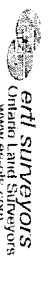
EXISTING: EXISTING.

PROPOSED: PROPOSED.

RESERVED: RESERVED.

Surveyor's Certificate

I, the undersigned, being a duly qualified and licensed land surveyor, do hereby certify that the foregoing is a true and correct copy of the original plan and that the same is a true and correct copy of the original plan.



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