

THE REGIONAL MUNICIPALITY OF YORK

**REPORT NO. 3
OF THE REGIONAL COMMISSIONER OF CORPORATE SERVICES**

**For Consideration by
The Council of The Regional Municipality of York
on May 24, 2007**

**1
ACQUISITION OF LAND
HIGHWAY 427 INTERIM ARTERIAL EXTENSION
PROJECT 8136, CITY OF VAUGHAN**

1. RECOMMENDATIONS

It is recommended that:

1. The following agreements be accepted and that the Commissioner of Corporate Services be authorized to complete these transactions in accordance with the terms of the agreements.

2. PURPOSE

The purpose of this report is to obtain Regional Council's approval to accept the following agreements for the purchase of property required for the Interim Arterial Extension of Highway 427 from Highway 7 to Zenway Boulevard in the City of Vaughan (*see Attachment 1*).

2.1 Property No. 1

OWNER: Vaughan West II Limited

PROJECT: The acquisition of land for the Interim Arterial Extension of Highway 427

SUBJECT PROPERTY:	Part of Lot 7, Concession 9, City of Vaughan, being Part 9 on Reference Plan 65R-29725
AUTHORITY:	Clause 8 of Report 4 of the Transportation and Works Committee adopted at Regional Council on April 27, 2006
TOTAL OWNERSHIP:	40.47 ha (100 acres)
AREA TAKEN:	Fee simple interest in Part 9 on Reference Plan 65R-29725 13,661 m ² (3.376 acres)
COMMENTS:	The subject is a serviced large acreage parcel of vacant employment land. A subdivision plan was recently approved for this site located in the northwest quadrant of Highway 7 and the proposed Highway 427 Interim Arterial Extension. The developers would not agree to convey these lands for a nominal sum. We have previously paid for interchange land for the 400 series highways.

2.2 Property No. 2

OWNER:	Roybridge Holdings Limited
PROJECT:	The acquisition of land for the Interim Arterial Extension of Highway 427
SUBJECT PROPERTY:	Part of Lot 7, Concession 9, City of Vaughan, being Part 2 on Reference Plan 65R-29725
AUTHORITY:	Clause 8 of Report 4 of the Transportation and Works Committee adopted at Regional Council on April 27, 2006
TOTAL OWNERSHIP:	11.761 ha (29.06 acres)
AREA TAKEN:	Fee simple interest in Part 2 on Reference Plan 65R-29725 1,954 m ² (0.483 acres)
COMMENTS:	The subject is a serviced large acreage parcel of vacant employment land. A subdivision plan was recently approved for this site located in the northeast quadrant of Highway 7 and the proposed Highway 427 Interim Arterial Extension. The developers would not agree to convey these lands for a nominal sum. We have previously paid for interchange land for the 400 series highways.

3. FINANCIAL IMPLICATIONS

The total amount of compensation in connection with these agreements is \$2,701,300. In addition to the foregoing, legal fees are payable. This portion is part of the total budget for the land acquisition component estimated to be \$3.9M.

The funding for the property will be derived from DC (76.5%) and Tax Levy (23.5%).

We have been advised that the Ministry of Transportation has agreed (via terms of our legal agreement) to reimburse us for the book value of part or all of the properties that we will be purchasing when property requirements for the ultimate Highway 427 are determined. Staff estimate that 90% or more of the properties being purchased will be required for the ultimate Highway 427 and will be reimbursed by the MTO.

4. LOCAL MUNICIPAL IMPACT

This project will improve operational conditions at the intersection of Highway 427 and Highway 7 and provide much needed additional capacity for employment growth in Vaughan.

5. CONCLUSION

The acquisition agreements, which are the subject of this report, are for properties for the construction of the Highway 427 Interim Arterial Extension in the City of Vaughan. In order for this project to proceed it is recommended that these agreements be accepted.

The Senior Management Group has reviewed this report.

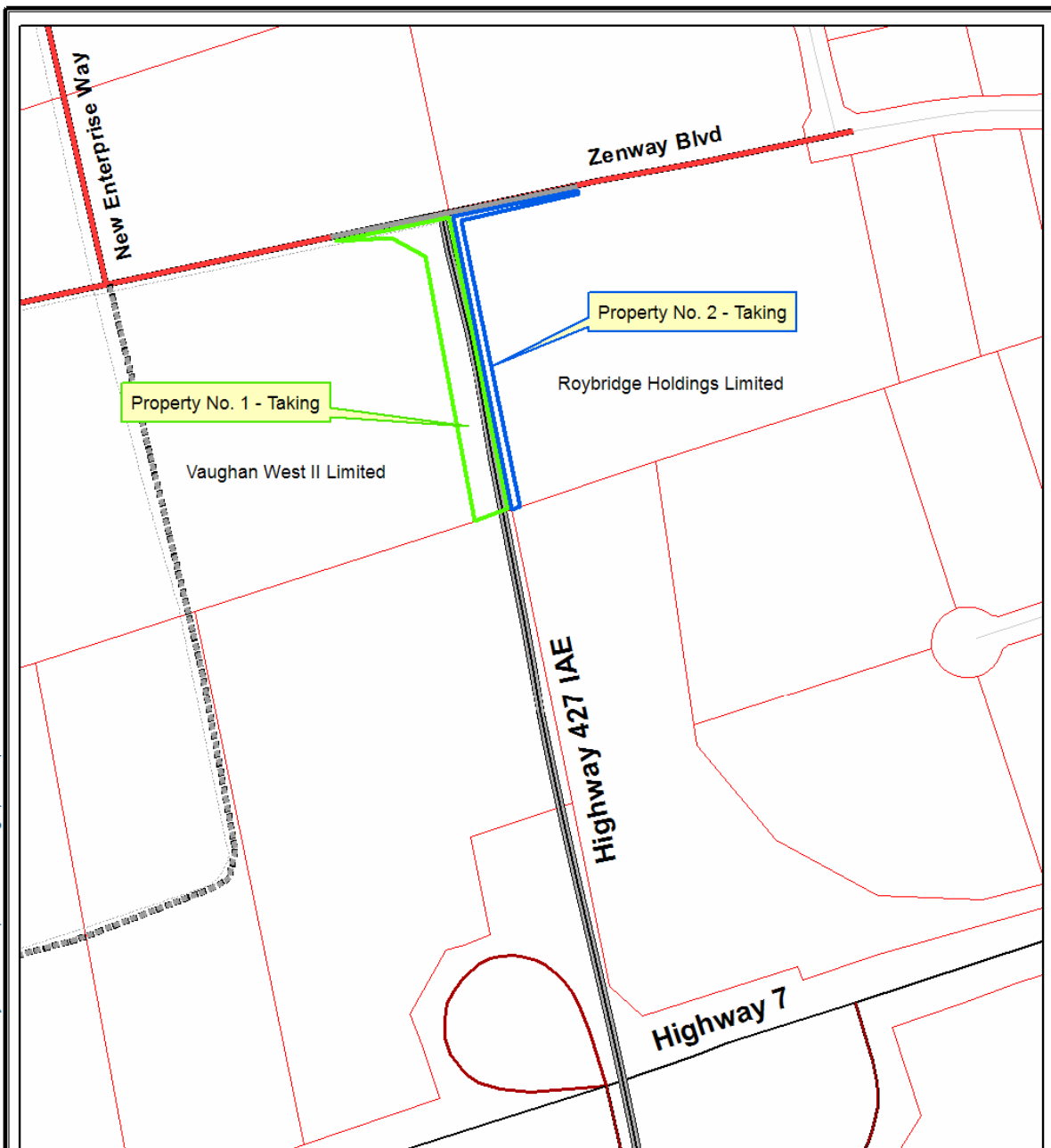
(The attachment referred to in this clause is attached to this report.)

Respectfully submitted,

**May 1, 2007
Newmarket, Ontario**

**J. Davidson
Commissioner of Corporate Services**

(Report No. 3 of the Commissioner of Corporate Services was adopted, without amendment, by Regional Council at its meeting held on May 24, 2007.)

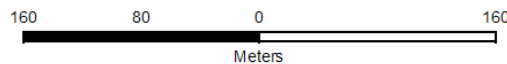


LOCATION PLAN

PROJECT 8136

Highway 427 Interim Arterial Extension

City of Vaughan



ROADS BRANCH - CAPITAL DELIVERY

Produced By: Roads Branch - Capital Delivery
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