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COMPENSATION FOR EXPROPRIATION
WARDEN AVENUE, PROJECT 9899
TOWN OF MARKHAM

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, November 28, 2005, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make the following offer on behalf of the Regional Corporation in accordance with the *Expropriations Act* for:
 - a) The land required for the widening and reconstruction of Warden Avenue (Y.R. 65) from Steeles Avenue to 16th Avenue (Y.R. 73), in the Town of Markham.

2. PURPOSE

The purpose of this report is to receive authorization to serve an offer, under the *Expropriations Act*, on those parties who have a registered interest in the property being expropriated.

3. BACKGROUND

On June 23, 2005, Regional Council authorized the expropriation of the following property for the widening and reconstruction of Warden Avenue. (*see Attachment 1*)

An independent appraiser has prepared an appraisal report of the property. It is now in order to make an offer to the owner in compliance with Section 25 of the *Expropriations Act*. This provision requires that the offer be made based on 100% of the market value and that such an offer be made prior to taking possession of the property.

3.1 Property No. 1

OWNER:

IBM Canada Ltd.

PROPERTY:

Fee simple interest
Parts 1 and 2, Expropriation Plan D975
Town of Markham

TOTAL OWNERSHIP:	40 ha (100 acres)
AREA EXPROPRIATED:	1,164 m ² (0.288 acres)
OFFER OF COMPENSATION:	\$2.00
COMMENTS:	The subject property is located at the corner of Warden Avenue and Cedarland Drive in Markham. The requirement is a road dedication that should have been transferred to the Region as part of the site plan agreement entered into to develop the property. The requirement is necessary to widen Warden Avenue.
PROJECT NUMBER:	9899

4. FINANCIAL IMPLICATIONS

The compensation for this expropriation is the nominal sum of \$2.00.

5. LOCAL MUNICIPAL IMPACT

This property is required for the widening and reconstruction of Warden Avenue, which will greatly improve traffic operations for the travelling public as the road network in the Warden Avenue Corridor, is currently at capacity.

6. CONCLUSION

It is recommended that the above offer, together with a copy of the related appraisal report, be served by registered mail on those parties with a registered interest in the subject property. Under the Act, the offers must be served in order that the Region can enter onto the expropriated properties to carry out the construction of the road.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the January 11, 2006 Committee meeting.)